

11 Maes Glyndwr, Cynwyd, Corwen, Denbighshire, LL21 0AJ

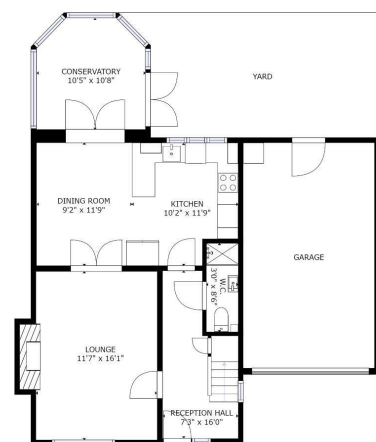
Cavendish
ESTATE AGENTS

St Peters Square Ruthin, Denbighshire, LL15 1AE

Tel: 01824 703030

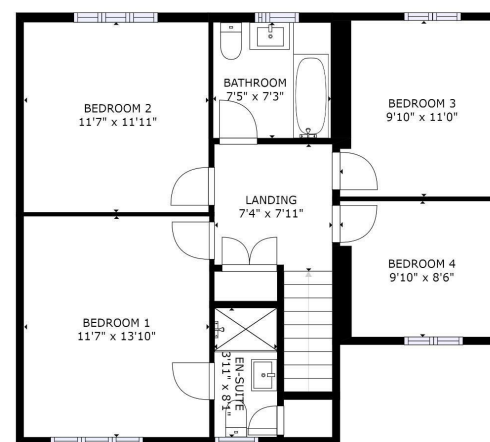
Email: ruthin.sales@cavmail.co.uk

www.cavendishproperties.co.uk



GROSS INTERNAL AREA
FLOOR 1: 659 sq. ft. FLOOR 2: 706 sq. ft.
EXCLUDED AREAS: CONSERVATORY: 103 sq. ft.
TOTAL: 1264 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



GROSS INTERNAL AREA
FLOOR 1: 659 sq. ft. FLOOR 2: 706 sq. ft.
EXCLUDED AREAS: CONSERVATORY: 103 sq. ft.
TOTAL: 1264 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

11 Maes Glyndwr
Cynwyd, Corwen, Denbighshire,
LL21 0AJ

Offers Over
£300,000

A MODERN VERY HIGHLY APPOINTED 4 BEDROOM DETACHED HOUSE WITH CONSERVATORY AND INTEGRAL GARAGE LOCATED NEAR THE HEAD OF A HIGHLY REGARDED CUL-DE-SAC IN THIS POPULAR VILLAGE COMMUNITY IN THE UPPER DEE VALLEY.

Benefitting from the balance of the NHBC warranty scheme this well designed family home was completed to a much higher specification throughout and is available to include the majority of furnishings as required.

It affords large entrance hall with luxury shower room, elegant lounge with contemporary marble fireplace, luxury fitted kitchen and dining room, conservatory. First floor central landing, bedroom 1 with en-suite, 3 further double bedrooms and luxury bathroom. Landscaped gardens for minimal maintenance with wide drive, large integral garage with scope for conversion and mains gas heating. NO ONWARD CHAIN

rightmove

naei | propertymark
PROTECTED

The Property
Ombudsman

www.cavendishproperties.co.uk

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

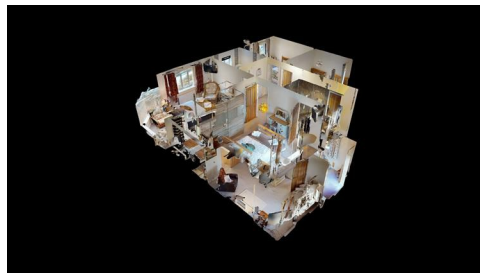
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Residential.

LOCATION

The village provides general stores and post office, primary school and two Inns, whilst the nearby market towns of Bala, Corwen and Ruthin provide a more extensive range of facilities together with primary and secondary schools. The village is within easy reach of the A5(T) road enabling ease of access towards Llangollen, Wrexham and Chester.

3D VIRTUAL TOUR



Available to view on-line.

THE ACCOMMODATION COMPRISES:

A wood-grained effect composite and double glazed door with full-depth panel to one side, leading to a spacious reception hall.

RECEPTION HALL

4.88m x 2.21m (16' x 7'3")



With staircase rising off with enclosed under-stairs cupboard. Double glazed window to the side and panelled radiator.

SHOWER ROOM & W.C.

A luxury suite comprising: Floor level tray with bi-fold screen and a high output shower with monsoon-style head, contemporary wall-mounted vanity with cascades tap and low level WC, slate-effect tiled floor, marble-effect tiled walls to include a wall-mounted mirror fronted cabinet, extractor fan, ceiling downlighters, and panel radiator.

LOUNGE

4.90m x 3.53m (16'1" x 11'7")



A spacious room to the front of the house with double glazed window affording pleasing views across the village towards the historic Chapel and beyond to the Valley, contemporary Adam style fireplace, contemporary polished stone fireplace to an Adam style with raised hearth, concealed inset lighting, together with coal-effect living flame electric controlled fire. TV point, four wall light points, panelled radiator. Two panelled doors to kitchen / dining room.



KITCHEN/ DINING ROOM



KITCHEN AREA

3.58m x 3.10m (11'9" x 10'2")



The kitchen area is fitted with an extensive range of base and wall mounted cupboards and drawers with an off-white high gloss finish to door and drawer fronts and contrasting solid granite working surfaces with matching upstands, to include inset sink with mixer tap, an inset four-ring electric Miele induction hob with a large Miele Stainless steel and curved glass extractor fanlight over, an integrated Neff double oven, Beko dishwasher, pull-out larder, kick-board lighting, ceiling downlighters, double glazed window with a pleasing aspect over the rear garden, and double glazed French doors leading to the conservatory.

DINING AREA

3.58m x 2.79m (11'9" x 9'2")



Inset lighting and panel radiator.

CONSERVATORY

3.25m x 3.18m (10'8" x 10'5")



A large conservatory with a high-vaulted roof with tinted glass, double glazed windows to three sides with vertical blinds, and electric fan and twin double glazed doors leading to the rear garden. Panel radiator.

LANDING

Large central landing with double door linen cupboard housing a Ariston gas-fired combination boiler providing heating and hot water, and slatted shelves.

BEDROOM ONE

4.22m x 3.53m (13'10" x 11'7")



Double bedroom with double glazed window to front, with far reaching views across the upper Dee Valley, panelled radiator, and luxury en-suite, shower room.

EN-SUITE SHOWER ROOM

2.46m x 1.19m (8'1" x 3'11")



Large floor level tray with screen and high output shower monsoon-style head, large contemporary wall-mounted basin with storage cabinet, and low level WC with concealed cistern. Fully tiled walls to a marble style, with slate-effect floor tiling, a deep bulk-head cupboard with slatted shelving and radiator, double glazed window, extractor fan, and chrome towel radiator.

BEDROOM TWO

3.63m x 3.53m (11'11" x 11'7")



Double glazed window with aspect to rear, panelled radiator.



BEDROOM THREE

3.35m x 3.00m (11' x 9'10")



Double glazed window to front, panelled radiator.

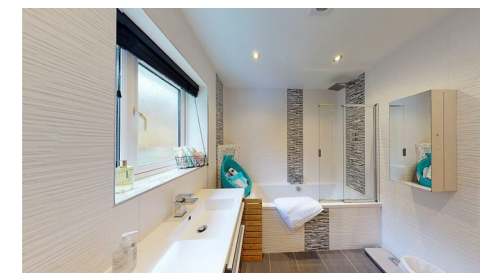
BEDROOM FOUR

3.00m x 2.59m (9'10" x 8'6")

Double glazed window to the rear. Panelled radiator.

BATHROOM

2.26m x 2.21m (7'5" x 7'3")



Luxury white suite comprising: a panelled bath with tiled surround, with glazed shower screen and a high-output shower with monsoon style shower head, large contemporary wall-mounted wash basin with drawers and low level WC, three walls tiled to a very contemporary style with relief tiling in part, ceramic tiled floor, double glazed window, extractor fan, ceiling downlighters and a chrome towel radiator.

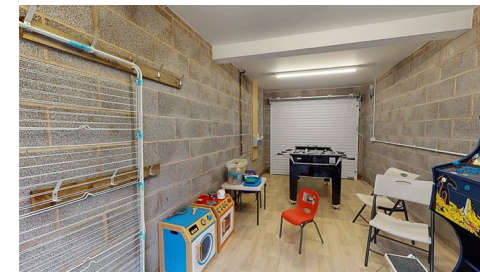
OUTSIDE



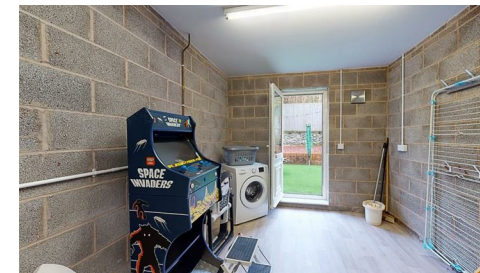
The property stands at the head of this highly regarded cul-de-sac with a block paved driveway leading in, providing space and parking for two cars, and access to the integral garage. The front area is designed for low maintenance, being mainly coloured gravel with flagged pathway. There is access to the one side leading to the rear, which is also designed for low maintenance, with Astroturf-style matting in the main, with a low-level brick wall and steps leading up to a raised coloured gravelled area.

GARAGE

6.10m x 3.05m (20' x 10')



Electric roller shutter door to the front, lighting and personal door to rear.



COUNCIL TAX

Denbighshire County Council.

TENURE

Understood to be Freehold, subject to verification.

AML

AML - ANTI MONEY LAUNDERING REGULATIONS
Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

DIRECTIONS

From the Agent's Ruthin Office take the A494 Corwen road proceeding for some nine miles through the village of Gwyddelwern. On reaching the T junction with the A5104 Chester road bear right. Continue to the traffic lights with the A5 and turn left. Immediately upon crossing the River Dee bridge turn right onto the B4401 Old Bala Road. Continue to the first village, which is Cynwyd, whereupon Maes Glyndwr is a modern cul-de-sac located almost opposite the Chapel and before the Church in the village centre. Continue into the cul-de-sac and bear left and the property is on the right.

VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

FLOOR PLANS - included for identification purposes only, not to scale.

HME / sab
Ammended MB