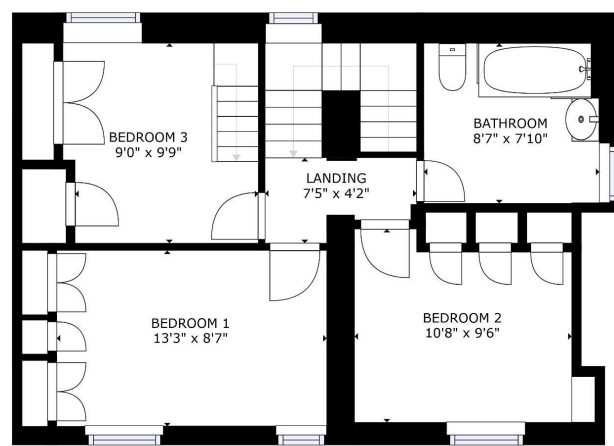


GROSS INTERNAL AREA
FLOOR 1: 100 sq. ft. FLOOR 2: 910 sq. ft.
FLOOR 3: 208 sq. ft. EXCLUDED AREAS:
PORCH: 112 sq. ft. REDUCED HEADROOM BELOW 1.9m: 142 sq. ft.
TOTAL: 1424 sq. ft.

Matterport



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		59	
(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			
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(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Bron-y-Graig
Tai Organ, Cynwyd, Corwen, Denbighshire
LL21 0LG

Offers Around
£300,000

A SPACIOUS 3/4 BEDROOM DETACHED HOUSE WITH PRIVATE GARDENS AND A LARGE AREA OF GROUNDS CLOSE BY WITH LARGE DETACHED DOUBLE GARAGE/WORKSHOP, EXTENSIVE PARKING AND AN AREA OF NATURAL WOODLAND EXTENDING IN TOTAL TO ABOUT 0.34 ACRE. SET IN AN ELEVATED POSITION ON A NO-THROUGH LANE LEADING INTO THE BERWYNS YET ONLY A SHORT DISTANCE FROM THE VILLAGE CENTRE AND COMMANDING SPLENDID WESTERLY VIEWS ALONG THE UPPER DEE VALLEY.

The house has benefitted from improvement with mahogany framed double glazed windows and gas heating. It affords out-built porch, large open plan kitchen/dining room, through lounge, covered domestic and utility area to the rear. First floor landing with 3 bedrooms and bathroom, space saver staircase leads to a large converted loft with 2 rooms and store, one ideal as a 4th bedroom. Private garden to front with splendid views. To the opposite side of the lane is a wide tarmac area for cars and access to one side of the garage for parking a caravan, whilst beyond are two store sheds and a lovely secluded wooded area with pathway winding its way through.

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.

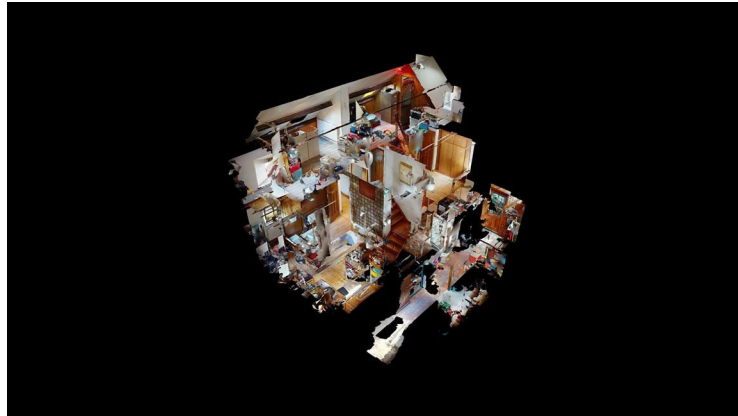
Cavendish Ikin trading as Cavendish Estate Agents Ltd.



LOCATION

The village provides a primary school, general stores and post office and an inn, 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



A VIRTUAL TOUR IS AVAILABLE ON-LINE.

THE ACCOMMODATION COMPRISES:



Mahogany wood grain effect and double glazed outer porch with delightful views in a westerly direction across the valley of the Dee towards rolling countryside. Heather brown Ruabon tiled floor and double glazed inner door leading to:

OPEN PLAN THROUGH KITCHEN/DINING ROOM

4.65m x 2.97m plus 4.57m x 3.48m (15'3" x 9'9" plus 15'12" x 11'5")



The kitchen is fitted with a range of base and wall mounted cupboards and drawers with roll edge working surface to include an inset 1½ bowl sink with mixer tap and drainer, space for slot-in electric cooker with convector hood and light above. Pine clad ceiling, further worktop with void and plumbing for washing machine and dishwasher, and space for upright fridge freezer. Leaded effect double glazed window to the front with deep tiled sill, further double glazed window to the rear and door out. Louvred door cupboard concealing a modern Worcester gas fired combination boiler providing heating and hot water. Cloaks cupboard with hanging rail and shelf. Ruabon tiled flooring.



DIRECTIONS

From the Agent's Ruthin office take the A494 Corwen Road, proceeding some 9 miles through the village of Gwyddelwern and on reaching the junction with the A5104 Chester Road, bear right. On reaching the traffic lights with the A5, turn left and follow the road over the River Dee Bridge and turn immediately right onto the B44401 Old Bala Road. Continue to Cynwyd and on reaching the centre, denoted by a minor crossroad adjoining the Blue Lion Inn and opposite the post office and store, turn left. Follow the road through the Square and continue for some 75 yards, taking the second left turning which is a no-through tarmac lane, and continue up the hill and the property is the first house on the left.

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

VIEWING

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

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

HME/JF

PARKING & GARAGE



To the opposite side of the no-through country lane is a wide tarmac drive providing ample space for parking two cars and access to the garage.

DETACHED GARAGE

10.11m x 3.71m (33'2" x 12'2")

A large and versatile room providing a double garage in tandem with a workshop area to the far end. Electric light and power installed. Electric up and over door leading in.



To one side a six-bar gate leads through to a further tarmac hardstanding, an ideal area for a caravan or boat.

Beyond the grounds extend for some distance into a very private, and in part wooded area with three mature apple trees and the whole extends to about 0.34 acres in total. There are two steel framed and corrugated metal clad store sheds.



TENURE

Understood to be Freehold.

COUNCIL TAX

Denbighshire County Council - Council Tax Band E.



THROUGH LOUNGE

5.69m x 3.66m (18'8" x 12')



A well lit room with three double glazed window, two leaded and one with a decorative leaded effect finish. Fireplace with raised hearth and a steel multi-fuel range. Staircase rising off, solid wood flooring, beamed ceiling, leaded effect double glazed window to the front with deep tiled sill and two panelled radiators.



FIRST FLOOR LANDING

BEDROOM ONE

4.04m x 2.62m (13'3" x 8'7")



Two double glazed windows to the front, fitted louvred door wardrobes to one wall providing a combination of hanging rails and shelving and locker storage cupboards above, wood flooring and panelled radiator.



BEDROOM TWO
3.25m x 2.90m (10'8" x 9'6")



Double glazed window to the front with far reaching westerly views across the valley. Out-built louvred door wardrobes with hanging rails and shelving, wood flooring and panelled radiator.

BEDROOM THREE
2.97m x 2.74m (9'9" x 9')



Fitted linen cupboard with hanging rail and shelving, built-in double door wardrobe also with hanging rail and storage above, wood flooring, staircase rising to the second floor and panelled radiator.



BATHROOM
2.62m x 2.39m (8'7" x 7'10")



White suite comprising panelled bath with grip handles, bi-fold screen and shower over, pedestal wash basin and wc. Mainly tiled walls with wall mounted electric radiant bar heater, double glazed window and panelled radiator.

SECOND FLOOR - LOFT ROOM
3.86m x 3.40m (12'8" x 11'2")



A very useful central room with a double glazed Velux window to the front, exposed purlins, boarded floor and panelled radiator.

OCCASIONAL BEDROOM 4
3.78m x 3.66m (12'5" x 12')



With exposed purlins, double glazed Velux window and further modern double glazed window to the gable with far reaching views. Panelled radiator.

STOREROOM
3.81m x 1.47m (12'6" x 4'10")
With double glazed window.

OUTSIDE



Decorative wrought-iron gate leading to a paved pathway leading to the front elevation with adjoining and quite secluded lawn garden with established and well stocked flower and shrub borders and stunning views along the valley in a westerly direction towards the Berwyn Mountains. To the right hand side is a walkway leading round to the rear. A Panelled door opens to a lean-to rear domestic area with perspex corrugated roof and a very useful walk-in storeroom providing pantry with wall shelving. Glazed door leading to a further area to the left hand gable with a further garden store approximately 6' x 6'.

There are further wide steps lead up to a raised patio garden.