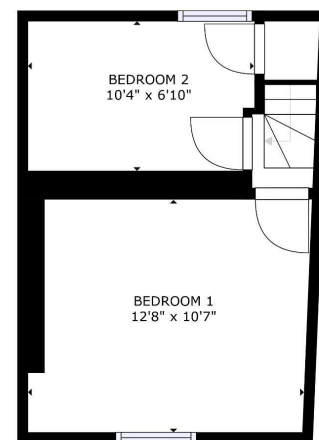
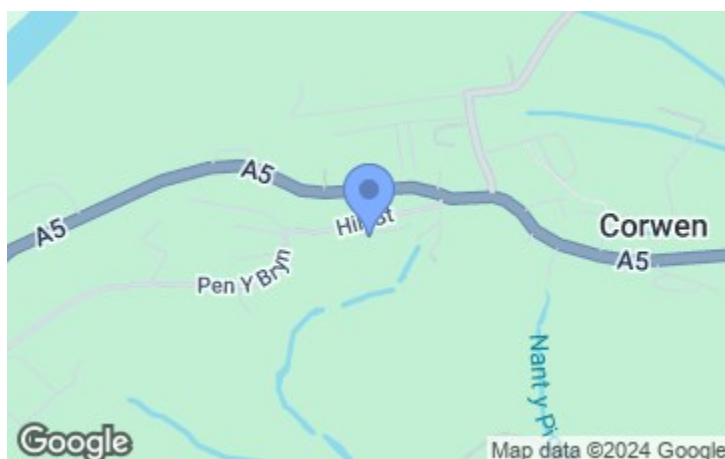




FLOOR 1  
GROSS INTERNAL AREA  
FLOOR 1: 299 sq. ft., FLOOR 2: 227 sq. ft.  
TOTAL: 526 sq. ft.  
NOTE: AREA DOES NOT INCLUDE PORCHES, BALCONIES, ACTUAL MAY VARY.



FLOOR 2  
GROSS INTERNAL AREA  
FLOOR 2: 227 sq. ft., FLOOR 1: 299 sq. ft.  
TOTAL: 526 sq. ft.  
NOTE: AREA DOES NOT INCLUDE PORCHES, BALCONIES, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**4 Mount Terrace**  
Corwen, Denbighshire,  
LL21 0BB

**Price**  
**£105,000**

A MODERNISED TWO BEDROOM MID TERRACED HOUSE FORMING PART OF AN ATTRACTIVE ROW OF HOUSES JUST OFF PEN Y BRYN HILL WITH SPLENDID AND FAR REACHING VIEWS ACROSS TOWN AND THE DEE VALLEY.

A well presented home ideal for a first time buyer or investor it affords a spacious lounge/dining room, fitted kitchen, rear hall and utility area and modern bathroom. First floor landing, two bedrooms, double glazing and gas heating. Communal pathway leading to a large garden located a short walk from the house set above Mount Terrace and having far reaching views.

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.

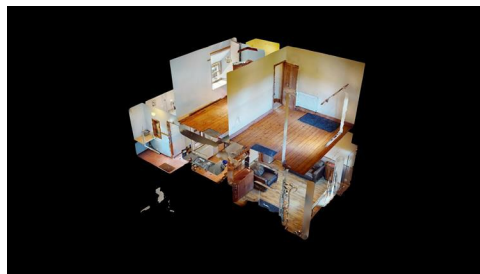
Cavendish Ikin trading as Cavendish Estate Agents Ltd.



## LOCATION

Corwen is located in the heart of the Upper Dee Valley some 10 miles from Llangollen, 12 miles from Ruthin and with good road links towards Chester and Wrexham.

## 3D VIRTUAL TOUR



AVAILABLE TO VIEW ON LINE.

## THE ACCOMMODATION COMPRISES:

Wood grain effect UPVC double glazed door leading to:

### LOUNGE

3.96m/0.00m x 3.53m (13'0" x 11'7")

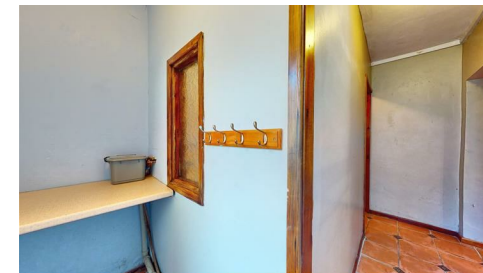


Modern double glazed window to the front with far reaching views across town towards rolling countryside. Adam style fireplace with slate insert and hearth, hardwood surround and a pebble coal effect living flame gas fire. Dado rail, tv point, wood grain effect floor covering and panelled radiator.



## 'L' SHAPED REAR HALL/UTILITY AREA

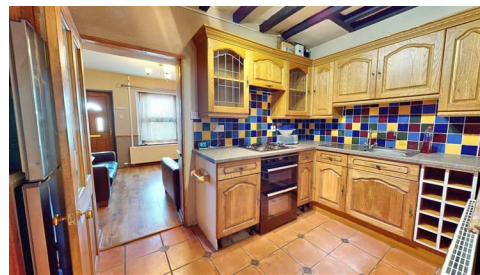
2.57m x 0.84m + 2.36m x 0.86m (8'5" x 2'9" + 7'9" x 2'10")



With radiator, fitted worktop and plumbing for washing machine. Modern double glazed window and UPVC door leading to the rear communal walkway.

## KITCHEN

3.20m x 1.98m (10'6" x 6'6")



Fitted with a modern range of base and wall mounted cupboards and drawers with a solid oak panelled finish to door and drawer fronts with contrasting stone effect working surfaces to include an inset single drainer sink with mixer tap, inset four ring stainless steel gas hob with hood above and integrated double oven. Attractive tiled splashback, two glazed display cabinets and wine rack. Turned staircase rising off with an enclosed understairs cupboard and recess for an upright fridge freezer. Terracotta style ceramic tile flooring, beamed ceiling and panelled radiator.



## BATHROOM

2.59m x 1.42m (8'6" x 4'8")



White suite comprising panelled bath with thermostatic shower over, vanity unit with inset bowl and low level wc. Part tiled walls, extractor fan, tiled flooring and radiator.

## FIRST FLOOR LANDING

### BEDROOM ONE

3.86m x 3.23m (12'8" x 10'7")



A spacious room to the front of the house with double glazed window enjoying far reaching northerly and easterly views

across the valley of the River Dee and beyond wooded countryside. Original pine flooring and panelled radiator.

### BEDROOM TWO

3.15m x 2.08m (10'4" x 6'10")



Single glazed sash window to the rear, large fitted cupboard with a modern gas fired combination boiler providing heating and hot water, original pine flooring and radiator.

## OUTSIDE



The property forms part of an established row of terraced houses located just off Pen Y Bryn Hill about 0.2 mile from the town centre. The house benefits from a large garden set to the rear and above the terraces from which there are splendid views across the valley. It is approached on foot via a communal pathway to the far end of the row, which extends up the hill for a short distance and then extends on a further communal pathway to the garden. The garden is not directly behind the house.



## TENURE

Understood to be Freehold.

## COUNCIL TAX

Denbighshire County Council - Council Tax Band A.

## DIRECTIONS

From the Agent's Ruthin Office take the A494 Corwen Road proceeding for some 9 miles, through the village of Gwyddelwern and upon reaching the junction with the A5104 Chester Road turn right. Upon reaching the traffic lights with the A5 turn left and follow the road over the Dee Bridge and immediately turn right onto the B4401 Old Bala Road. Continue for approximately 100 yards and take the sharp left hand turn up the steep hill and follow the road for about 0.5 mile. On passing the new development of white painted houses on the left follow the road as it proceeds down Penybryn hill and Mount Terrace will be found on the right.

## 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.

## 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.

## PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

## VIEWING

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

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

HME/JF