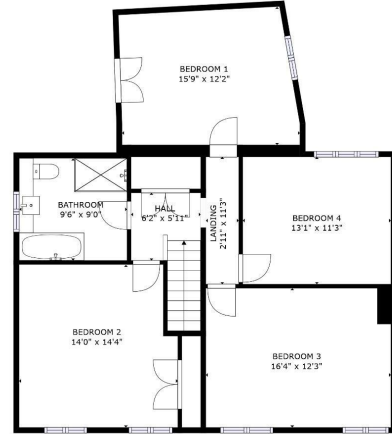


GROUND FLOOR
GROSS INTERNAL AREA
GROUND FLOOR AREA: FLOOR 1: 182 SQ. M.
EXCLUDED AREA: GARAGE: 273 SQ. M.
TOTAL: 2,071 SQ. M.
SEE ALSO DIMENSIONS AND APPROXIMATE ACTUAL SIZE ONLY.



FLOOR 2



FLOOR 2
GROSS INTERNAL AREA
FLOOR 2: 151 SQ. M. EXCLUDED: 0 SQ. M.
TOTAL: 151 SQ. M.
SEE ALSO DIMENSIONS AND APPROXIMATE ACTUAL SIZE ONLY.



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		55	78
	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		

Porth Pennant
Llandrillo, Corwen, Denbighshire
LL21 0SU

Offers Around
£395,000

A LARGE AND DECEPTIVELY SPACIOUS FOUR BEDROOM DETACHED HOUSE, recently modernised and refurbished together with large adjoining building providing a large store/hobby room with loft over, an adjoining through garage and workshop, modern ancillary building providing a large garage/workshop and secure store room, the whole set within mature and private gardens about 0.2 acres.

Located to the centre of the village with splendid southerly views across adjoining farmland into the Pennant valley and Berwyns and yet only some 30 yards from the historic church in the village centre. It affords entrance hall with cloakroom, study, very spacious lounge/dining room with modern fitted kitchen with AGA, side lobby and utility room. First floor landing, four double bedrooms and modern bathroom with shower. Double glazed and oil central heating. Gated entrance leading to a large rear courtyard providing extensive parking with two garages, lawns and established kitchen garden with hen runs. Inspection highly recommended.

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



Llandrillo is a small village community nestling in the heart of the Upper Dee Valley almost equidistant between Corwen and Bala, some 17 miles from Ruthin and 15 miles Llangollen. Centred on the historic Church, there is a general stores and restaurant to its' centre whilst the renowned Tyddyn Llan Restaurant and Hotel is on the periphery of the village.

3D VIRTUAL TOUR



Available to view on-line.

THE ACCOMMODATION COMPRISES

Double glazed door opening to:

ENTRANCE HALL

4.34m x 1.68m (14'3" x 5'6")



Staircase rising off. Plate rail in part. Oak veneered flooring. Panelled radiator.

LOUNGE/DINING ROOM

7.26m x 4.85m (23'10" x 15'11")



A spacious room with three modern double glazed windows with blinds. Lined fireplace and raised hearth with red enamelled multi fuel fire grate. TV point. Oak laminated flooring. Two panelled radiators.



DIRECTIONS



From Ruthin take the A494 Corwen road proceeding through Gwyddelwern and after some nine miles and on reaching the 'T' junction with the A5104 Chester road, turn right. Continue to the

traffic lights with the A5 and turn left. On crossing the River Dee bridge turn immediately right onto the B4401 Old Bala Road. Proceed through the village of Cynwyd and into Llandrillo. Proceed over the bridge in the centre of the village and continue for some 75yds and on passing the Dudley Arms bear left to the front of the general store. After some 25 yards the house will be found on the left.

TENURE

The property is Freehold

COUNCIL TAX

Denbighshire County Council - Tax Band F

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.

HE/PMW

cupboards and drawers. Double glazed window. Electric towel panelled radiator and conventional radiator.

DETACHED OUTBUILDING
7.19m x 3.35m (23'7" x 11')



A modern purpose built building providing a further garage. Metal doors leading into the front and metal up and over door to the rear providing through access for vehicles. It has electric light and power installed.

STORE ROOM
2.57m x 2.49m (8'5" x 8'2")

Adjoining store room also benefiting from double glazed window and composite entrance door. Electric light and power installed.

GARDENS



Adjoining the outbuilding is a raised stone edged lawn with established and well stocked flower and herb borders with barked pathway which leads along to an established kitchen garden with a number of raised beds, a two section polytunnel and a large enclosure ideal for keeping poultry.

OUTSIDE

The property stands in a prominent position just off the centre of this picturesque rural village.

The main entrance is via two timber panelled gates leading into the rear and to the side of the house where there is a large concrete hard standing providing ample parking for several vehicles and access to the two garages.



WORKSHOP

4.22m x 4.01m (13'10" x 13'2")

Modern double glazed window and composite doors to both front and rear elevations. Provides a very useful work room with ladder access to a storage loft area over. Electric light and power.

GARAGE

6.40m x 3.96m (21' x 13')

Two steel doors leading in from the yard and a metal up and over door providing access from the village road. Electric light and power installed.



KITCHEN

4.55m x 3.56m (14'11" x 11'8")



Fitted with a modern range of base and wall mounted cupboards and drawers with a white wood effect finish to door and drawer fronts. Contrasting stone effect work surfaces to include a central matching breakfast bar that includes a red enamelled oil fired AGA with twin hot plate and ovens. Inset white glazed sink with mixer tap and drainer. Integrated dishwasher, wine cooler. Pantry cupboards and drawers. Double glazed windows with dual aspect. Ceiling downlighters. Tile effect vinyl floor finish which extends into an adjoining inner lobby with access to the understairs area.



INNER LOBBY

8' x 5'6"



STUDY

3.58m x 2.31m (11'9" x 7'7")



Double glazed window with deep sill and blind. Panelled radiator.

CLOAKROOM



White suite comprising pedestal wash basin with splash and low level WC. Double glazed window. Wood laminated flooring. Panelled radiator.

UTILITY ROOM/REAR PORCH

3.05m x 2.41m (10' x 7'11")



Fitted stainless steel topped base units with plumbing included for

washing machine. Integrated sink. Wall shelving. Double glazed window. Boiler cupboard housing a Worcester oil fired boiler providing heating and hot water. Modern stable type composite door leading to the rear yard and garden.

LANDING

Built in double door airing cupboard with insulated cylinder with immersion heater and slatted shelving.

BEDROOM ONE

4.72m x 3.58m (15'6" x 11'9")



Spacious room with a dual aspect which includes double glazed French doors opening to a raised decked seating area which affords views across the village towards the Berwyn hills, the historic church to the centre of the village and Pennant valley. Wood grained effect flooring. Panelled radiator.



BEDROOM TWO

4.39m x 4.04m (14'5" x 13'3")



Two double glazed windows to front. Panelled radiator.



BEDROOM THREE

4.95m x 3.78m (16'3" x 12'5")



Double glazed window with views over the village and beyond the Pennant valley. Panelled radiator.



BEDROOM FOUR

4.04m x 3.56m (13'3" x 11'8")



Two double glazed windows. Built in double door cupboard with shelving. Panelled radiator.

BATHROOM

2.95m x 2.84m (9'8" x 9'4")



Modern white suite comprising large panelled bath with combination shower and tap unit, large oblong shower cubicle with glazed screen and electric shower over, fitted cabinet incorporating wash basin and low level WC together with storage