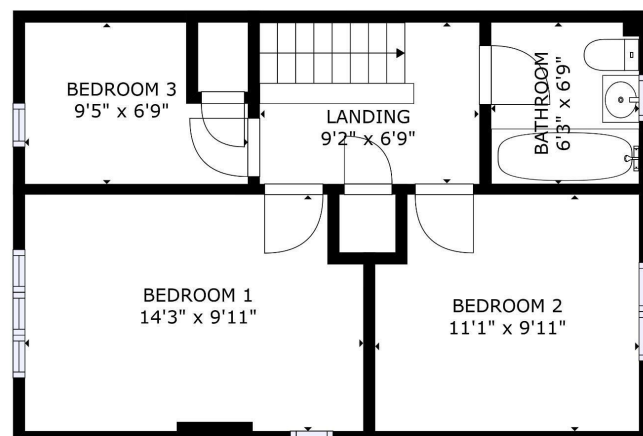


FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 496 SQ. FT. FLOOR 2: 442 SQ. FT.
TOTAL: 938 SQ. FT.
NEEDS AND DISCREPANCIES AND APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 496 SQ. FT. FLOOR 2: 442 SQ. FT.
TOTAL: 938 SQ. FT.
NEEDS AND DISCREPANCIES AND APPROXIMATE, ACTUAL MAY VARY.



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		72	85
	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		

2 Yr Hen Ysgol

Betws Gwerfil Goch, Corwen, Denbighshire, LL21 9PU

Offers In The Region Of
£220,000

LABC CYMRU AWARD WINNING three bedroom semi-detached house located close to the centre of this tranquil rural village with it's historic church and primary school located in the heart of rolling countryside some 2 miles from the A5 at Maerdy. This attractive house was architect designed and completed to a high standard throughout, combining modern facilities with high levels of insulation to reduce running costs to a minimum. The accommodation, which benefits from uPVC double glazing and oil heating with combi boiler affords: entrance hall with staircase rising off, cloakroom with w.c., and a very useful storage / utility cupboard with plumbing for washer, lounge with inset stove, fitted kitchen / dining room with a range of built in appliances and French doors opening to the rear garden. First floor landing, three bedrooms all with pleasing semi-rural views, and bathroom. Pull-down ladder opening to a large loft room which has been lined and plaster boarded and which could be converted to a large additional room subject to consent, Communal driveway to front with parking for dedicated private parking for 3 cars, enclosed garden and patio area to the rear with large shed and a pleasing westerly aspect over farmland.

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.

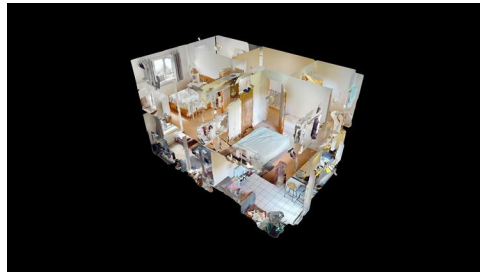
Cavendish Ikin trading as Cavendish Estate Agents Ltd.



LOCATION

Betws Gwerfil Goch stands in a secluded rural valley in the heart of rolling countryside some 9 miles from Ruthin, 5 miles from Corwen and approximately 2 miles from the A5 trunk road in Maerdy. It is a small rural village centred on an historic church and there is a popular primary school just off the very centre.

3D VIRTUAL TOUR



Available to view on-line.

THE ACCOMMODATION COMPRISES

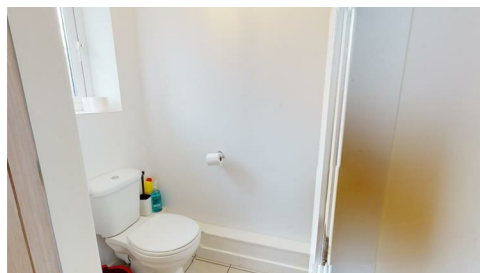
A uPVC composite and double glazed front door leading to Entrance Hall.

ENTRANCE HALL



A spacious entrance hall with staircase rising off, enclosed understairs cupboard, further fitted utility cupboard with plumbing for washing machine and shelf with space above for tumble dryer, further close cupboard with electric meters, ceramic tiled flooring and panel radiator.

CLOAKROOM



White suite comprising wash basin and tiled splashback, low level WC, double glazed window, tiled floor to match hall, extractor fan and radiator.

LOUNGE

4.47m x 3.23m (14'8" x 10'7")



Double glazed window to front with further window to gable, chimney breast with recessed and lined fireplace with a steel multi-fuel fire grate, raised hearth, TV point, panel radiator.



KITCHEN/DINING ROOM

5.21m x 3.30m (17'1" x 10'10")



Fitted with a modern range of base and wall mounted cupboards and drawers with an off-white finished door and drawer fronts, contrasting stone-effect working surfaces to include an inset one and a half bowl sink with mixer tap and drainer, an inset four ring electric hob with concealed hood above, built-in oven, space for dishwasher, concealed downlighters, ceiling downlighters, double glazed window and double glazed French doors opening to a west facing patio and garden. Panel radiator.



FIRST FLOOR LANDING

Large walk-in airing cupboard with slatted shelving and panel radiator.

BEDROOM ONE

4.34m x 3.02m (14'3" x 9'11")



Double glazed window to the front with pleasing views across village towards wooded countryside, further window to gable, panel radiator.

BEDROOM TWO

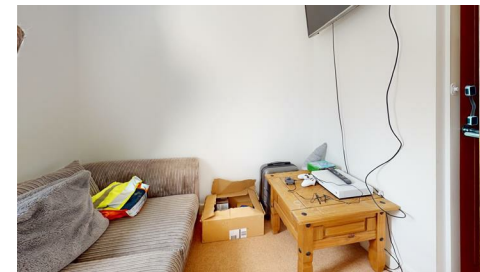
3.38m x 3.02m (11'1" x 9'11")



Double glazed window with westerly views over adjoining farmland and beyond towards River Alwen and historic bridge. Panel radiator.

BEDROOM THREE

2.87m x 2.06m (9'5" x 6'9")



Double glazed window to front, fitted bulkhead cupboard with high-level shelf, radiator.

BATHROOM

2.06m x 1.91m (6'9" x 6'3")



Modern white suite comprising panelled bath with grip handles, glazed screen and combination shower and tap unit, pedestal wash basin and tiled splashback, low-level WC, extractor fan, tiled walls to the shower area, double glazed window and panel radiator.

LOFT ROOM



Pull down ladder opens to a large room which extends over the majority of the roof area. It has been lined in plasterboard and, subject to the installation of Velux rooflights and a conventional staircase, would be an ideal additional room. (Planning and Building Regulation consent would be required).

OUTSIDE



The property has a shared entrance with the adjoining house leading to a tarmacadam parking area to the front providing space for parking for two cars and there is an additional third car parking space directly beyond. There is a flagged pathway which extends around the gable elevation leading to the rear where there is an enclosed and predominantly west facing garden with patio area to the dining area, a modern timber framed and panelled garden shed, an external oil fired combination boiler and bunded oil tank.

OUTSIDE PHOTO



DIRECTIONS

From the Agents Ruthin office, take the A494 Colwen Road proceeding for some 9 miles. Continue through the village of Gwyddelwern and, on reaching the T-junction with the A5104 Chester Road, bear right. On reaching the traffic lights with the A5 (T), turn right in the direction of Cerrigydrudion and continue for some 3 miles, past The Rhug Estate, go through the traffic lights adjoining the turning for Bala. Continue to the Goat Inn public house in Maerdy and turn right signposted Betws Gwerfil Goch. Continue to the village, proceeding over the river bridge and the property can be found on the left hand side.

TENURE

Understood to be Freehold.

COUNCIL TAX

Denbighshire County Council - Tax Band C

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/SC