

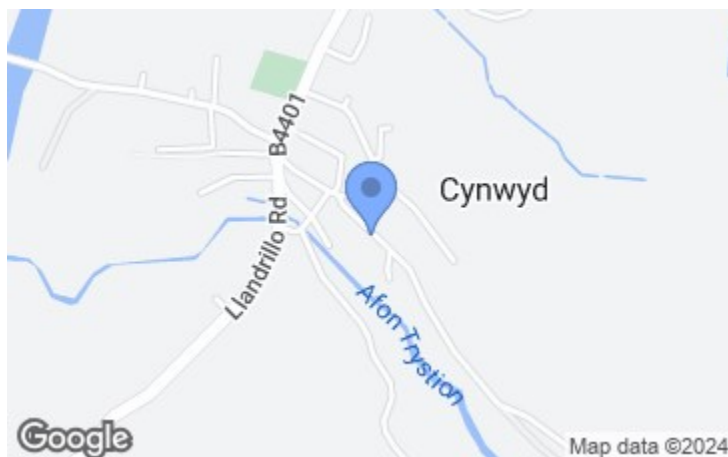
GROUND FLOOR  
GROSS INTERNAL AREA  
FLOOR 1: 540 sq ft, FLOOR 2: 509 sq ft  
EXCLUDED AREA: PORCH: 23 sq ft  
TOTAL: 1049 sq ft

Matterport



FIRST FLOOR  
GROSS INTERNAL AREA  
FLOOR 1: 540 sq ft, FLOOR 2: 509 sq ft  
EXCLUDED AREA: PORCH: 23 sq ft  
TOTAL: 1049 sq ft

Matterport



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		56	
(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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Tan y Graig**  
Cynwyd, Corwen, Denbighshire,  
LL21 0LL

**Price**  
**£295,000**

AN ATTRACTIVE DOUBLE FRONTED 3 BEDROOM DETACHED HOUSE STANDING ON A MINOR COUNTRY LANE LEADING INTO THE BERWYN HILLS JUST A SHORT DISTANCE FROM THE CENTRE OF THE VILLAGE SOME 2.5 MILES FROM CORWEN.

Modernised to provide a comfortable family home it affords an out-built enclosed porch to rear, hall, attractive lounge with beamed ceiling, large kitchen/dining room, modern bathroom suite. First floor landing and 3 bedrooms. NO CHAIN.

Gated entrance to rear with wide parking area and secluded patio and storeshed.



#### LOCATION

The village provides general stores and post office, 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.

#### THE ACCOMMODATION COMPRISES

##### FRONT ENTRANCE PORCH

1.75m x 1.22m (5'9" x 4')

Hardwood stable door leading into an out built and enclosed porch with double glazed window and heather brown tiled floor which extends into the adjoining hall, panelled radiator. Glazed door to hall.

##### ENTRANCE HALL

4.09m x 1.65m (13'5" x 5'5")



Opens into inner hall with turned staircase rising off, enclosed understairs cupboard, double glazed window with vertical blind, woodgrain effect flooring, wall light points, panelled radiator.

##### LOUNGE

4.55m x 3.43m (14'11" x 11'3")



An attractive room with a cottage style double glazed window to front with deep sill, Adams style fire surround with raised granite hearth and inset coal effect gas fire, TV point, beamed ceiling, woodgrain effect flooring, panelled door leading to front elevation. Panelled radiator.

#### KITCHEN/DINING ROOM

3.89m x 3.76m (12'9" x 12'4")



Fitted with a range of base and wall mounted cupboards and drawers with a painted finish to door and drawer fronts with contrasting stone effect working surfaces to include an inset one and half bowl sink with mixer tap and drainer, inset four ring electric hob with single oven and concealed hood above, void and plumbing for washing machine, upright housing providing space for fridge/freezer, void and plumbing for dishwasher. Double glazed window with views towards Waterfall Road, coved ceiling, downlighters, panelled radiator.

#### BATHROOM

2.64m x 1.88m (8'8" x 6'2")



Modern white suite comprising panelled bath with glazed screen and electric shower over, pedestal wash basin and WC. Mainly tiled walls with an attractive dado, ceramic tiled flooring, double glazed window, extractor fan, coved ceiling, chromed towel radiator, wall mounted mirror with back lighting.

#### FIRST FLOOR LANDING

4.29m max x 1.98m max (14'1" max x 6'6" max)

Landing/study area with double glazed window, fitted recess and shelving, panelled radiator. Fitted linen cupboard with slatted shelving.

#### BEDROOM ONE

3.94m x 3.35m (12'11" x 11')



Presently used as a lounge, double glazed window with views along Waterfall Road towards the upper Dee valley, fitted cupboard with shelving, partially vaulted ceiling with exposed purlin, panelled radiator.



#### BEDROOM TWO

3.73m x 2.90m (12'3" x 9'6")



Double glazed window with views across the village towards the Dee Valley, partially vaulted ceiling, panelled radiator.

#### BEDROOM THREE

2.95m x 2.90m (9'8" x 9'6")



Part vaulted ceiling, double glazed window to rear, panelled radiator.

#### OUTSIDE

The property is approached from the rear elevation with wicket fencing and random stone wall together with twin gates leading into a wide tarmac hard standing providing space for parking two or three vehicles. Beyond is a large timber framed and panelled garden shed with electric light and power installed and a quite sheltered seating area with westerly views across the valley.

#### FRONT GARDEN

The front elevation is bounded by low level stone wall with timber picket fencing and central gate to a wide pathway and steps leading up to the front door with gravelled areas to either side designed for ease of maintenance.

#### DIRECTIONS

From the Agent's Ruthin Office take the A494 Corwen road proceeding for some 9 miles through the village of Gwyddelwern and on reaching the junction with A5104 Chester road turn right. On reaching the traffic lights with the A5 turn left and on crossing the River Dee bridge turn immediately right onto the B4401 Old Bala Road. Continue along this road and on reaching the village Cynwyd continue to the centre taking the immediate left after the pub onto Waterfall Road Follow the lane up the hill for some 500 meters and the house will be found on the right.

#### TENURE

Understood to be Freehold.

#### COUNCIL TAX

D - Denbighshire

#### 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