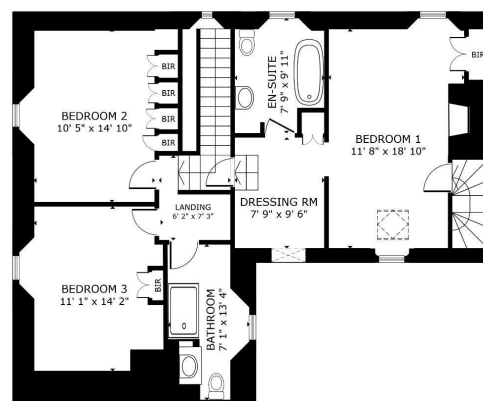


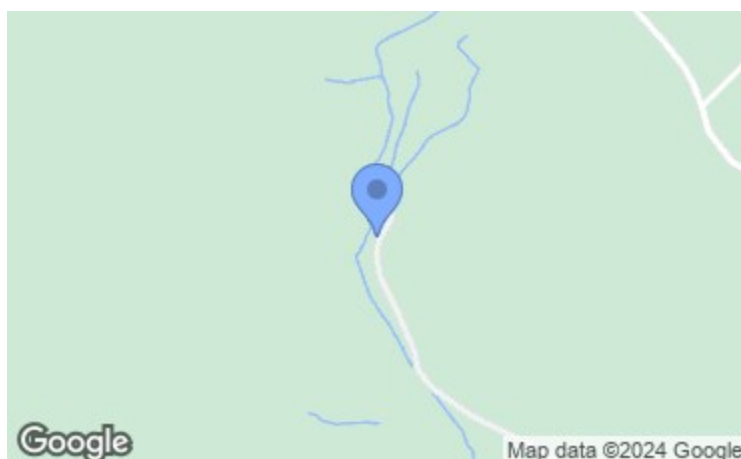
GROUND FLOOR

GROSS INTERNAL AREA  
GROUND FLOOR 1,100 sq ft, FLOOR 1 1,051 sq ft,  
TOTAL 2,151 sq ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1

GROSS INTERNAL AREA  
GROUND FLOOR 1,100 sq ft, FLOOR 1 1,051 sq ft,  
TOTAL 2,151 sq ft.  
SIZES AND DIMENSIONS ARE 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		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Coedrwg Isaf**  
Glyndyfrdwy, Corwen, Denbighshire  
LL21 9BN

**Offers Around**  
**£525,000**

A VERY ATTRACTIVE GRADE II LISTED PERIOD HOUSE SET WITHIN ABOUT 0.44 ACRES OF COTTAGE GARDENS IN A WONDERFUL RURAL SETTING IN A SECLUDED VALLEY IN THE LLANTYSILLIO MOUNTAINS YET ONLY ABOUT 2.5 MILES FROM GLYNDYFRDWY AND THE A5 IN THE HEART OF THE DEE VALLEY.

Considered to date from the late 17th Century and described by CADW as a good example of a multi-period vernacular farmhouse which has retained much of its original character whilst restored and refurbished with modern amenity. It enjoys a sheltered and predominantly southerly aspect set within mature and very private gardens.

Out-built entrance porch, central hall with cloaks & w.c; Lounge with an enclosed secondary staircase to the main bedroom, a beautiful kitchen/dining room with heavy beamed ceiling, oil fired range and fitted units, adjoining day lounge, utility/side porch. First floor landing with a wealth of exposed beams, bedroom 1 with dressing area and en-suite, 2 further double bedrooms and modern shower room.

Delightful cottage gardens bounded to one side by a mountain stream with gravelled drive and parking, pretty cottage gardens with patios, summer house and store sheds.

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 Residential.



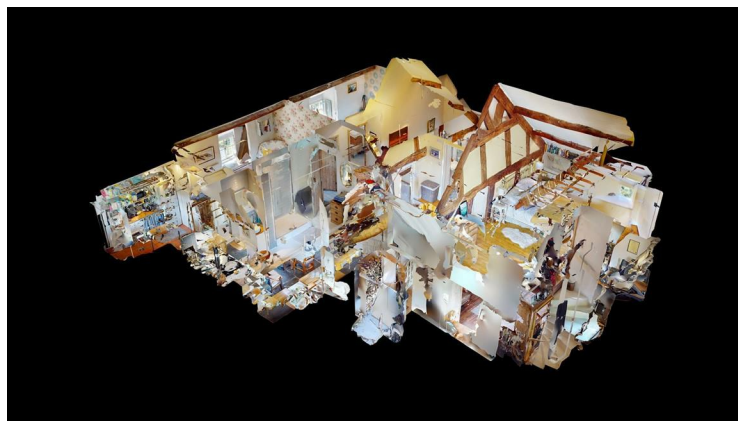


LOCATION



Standing at the head of a no-through lane leading to several properties and an adjoining working farm which is located to the rear of Coedrwg it stands in an enviable rural setting within the Llantysilio mountains which run to the northern side of the Dee Valley from The top of the Horseshoe pass towards Corwen. It is a beautiful rural area with rolling hills noted for its ancient hillforts, many public footpaths and a wealth of views across North Wales. It is only some 2.5 miles from the River Dee and the Llangollen heritage railway line and holt in Glyndyfrdwy almost equidistant between Llangollen and Corwen with the A5 providing ease of access towards Wrexham.

3D VIRTUAL TOUR



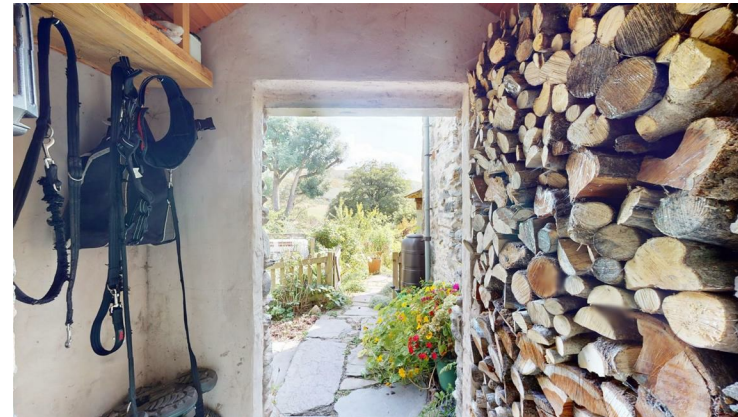
Available to view on-line.

BROADBAND

We understand the property benefits from fibre broadband to the house.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH



Out built and open fronted entrance porch with log store to one side and part glazed and panelled stable door leading to reception hall.

RECEPTION HALL

3.99m x 1.88m (13'1" x 6'2")



Central reception hall with travertine stone flooring, meter cupboard, panelled radiator.

CLOAKROOM



White glazed Belfast sink with mixer tap, low level WC, painted wall panelling in part, ceiling downlighters, chrome towel radiator.



DIRECTIONS

WHAT 3 WORDS.... SHOPS.SNOOPING.ISSUES

From the agent's Ruthin office take the A494 Corwen Road proceeding for some nine miles through the village of Gwyddelwern and on reaching the junction with the A5104 Chester Road turn right. On reaching the traffic

lights with the A5 turn left and follow the road over the River Dee bridge and through the town of Corwen. Continue through Llidiart Y Parc and on reaching Glynyfwydy turn left in the village centre in the dip in the road and continue past the railway station and on crossing The River Dee turn left. Continue for about 0.2 miles and bear right up the hill. On reaching the cattle grid turn immediately left and follow the lane to its farthest point, continuing through the gate and on reaching the working farmyard turn sharp left to the house.

SERVICES

We understand the property is on mains electricity. Private water supply and private drainage system.

TENURE

Understood to be Freehold.

COUNCIL TAX

Denbighshire County Council - Tax Band F

AML

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.

VIEWING

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

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

HE/PMW



OUTSIDE



The property stands at the head of a no through country lane high up in the LLantysilio mountain above the Upper Dee Valley and the villages of Glyndyfrdwy and Carrog. It is approached through a farmyard and thereafter down a track to a five bar gate which opens to a large gravelled driveway providing parking to the rear and to one side of the house.



The driveway extends down to a hard standing ideal for caravan or boat together with log store and delightful summerhouse with veranda from which there are southerly views towards the Berwyn mountains. Beyond is a small kitchen garden and soft fruit canes and the boundary extends down to a minor mountain stream.

GARDENS



The cottage gardens are mainly to the front and southern side of the house affording a high degree of privacy and very much a sun trap on a sunny day. There is a raised timber decked seating area together with winding pathways through established and well stocked flower and shrub borders providing colour and interest throughout the seasons. There is a small covered seating area overlooking the gardens together with a very minor brook which extends down the southern boundary.



The gardens extend around to one side and to the rear where there is a slated and gravelled pathway leading through established and well stocked flower and shrub borders with slated patio area, large enclosure for hens with hen kit, further decked seating area, large timber framed and panelled garden shed, modern greenhouse and a further shed/workshop with electric light and power installed. A pathway thereafter extends down to the parking area and right hand elevation.

LOUNGE

5.16m x 3.76m (16'11 x 12'4)



An attractive room with three quarter depth double glazed window to front with low level pine panelled window seat, deep recessed inglenook style fireplace with stone hearth, substantial supporting beam and an Esse cast iron multifuel stove with hot plate capable of use for cooking, painted beamed ceiling, oak panelled flooring, fitted bookshelves to the majority of one wall, enclosed secondary staircase rising to the principal bedroom, two panelled radiators.



FARMHOUSE KITCHEN/DINING ROOM

5.16m x 5.05m plus 4.22m x 3.78m (16'11 x 16'7)



A splendid through room which interconnects with the main day lounge, the kitchen is fitted with a range of base and wall mounted cupboards and drawers

to a Shaker style with a light cream tone finish to door and drawer fronts with solid oak working surfaces to include drainer, white glazed Belfast sink with mixer tap. Deep recessed inglenook style fireplace with fitted cabinets to either side and a deep recessed Alpha oil fired stove providing ovens, hot plates and back boiler providing heating and hot water. Concealed lighting.



The kitchen includes an integrated dishwasher, glazed display cabinets, large stone slabbed floor, impressive beamed ceiling, window to rear with window seat and further window to front.



DAY LOUNGE

4.22m x 3.78m (13'10 x 12'5)



To the lounge area is an attractive stone lined fireplace with stone over mantel and raised hearth with a steel multifuel fire grate, beamed and boarded ceiling, window with window seat, large enclosed downstairs area providing ideal pantry with shelving, TV point and a bronze contemporary pipe radiator.





**BEDROOM ONE**  
5.74m x 3.56m (18'10 x 11'8)



An attractive room with a dressing area and en suite bathroom. The bedroom enjoys a high vaulted ceiling with impressive exposed purlins, painted timber underlining, raised Crog loft with wall shelving. It is a well lit room with double glazed window and large Velux window to the southern elevation together with a further window to rear, built in double door wardrobe, impressive A framed roof truss with supporting timbers being the dividing wall between here and the en-suite and dressing area, pine boarded floor, enclosed secondary staircase leading to the lounge. Panelled radiator.



**DRESSING AREA**  
2.90m x 2.36m (9'6 x 7'9)



Partially vaulted ceiling, timber panelled floor, radiator.

**EN SUITE BATHROOM**  
3.02m x 2.36m (9'11 x 7'9)



Luxury white suite with Victorian style freestanding roll top bath on a raised dais with combination shower and tap unit, pedestal wash basin with tiled splash, low level WC. Part vaulted ceiling with extractor fan and downlighters. Chrome towel radiator.

**BEDROOM TWO**  
4.52m x 3.18m (14'10 x 10'5)



Vaulted ceiling with exposed wall timbers and purlin, fitted wardrobes to one wall with locker storage cupboards over, low level window with seat, panelled radiator.



**BEDROOM THREE**  
4.32m x 3.38m (14'2 x 11'1)



Vaulted ceiling with exposed purlins, low level window with window seat, fitted cupboard, airing cupboard with cylinder, painted boarded floor, radiator.

**SHOWER ROOM**  
4.06m x 2.16m (13'4 x 7'1)



Modern suite with a large and enclosed cubicle with glazed screen and high output shower with monsoon style head, fitted pine top with round bowl and low level WC. Part vaulted ceiling with downlighters, extractor fan, low level window and panelled radiator.

**UTILITY ROOM**  
2.90m x 2.51m (9'6 x 8'3)



Fitted wall shelving with space for upright fridge freezer, worktop with large white glazed Belfast sink, void and plumbing for washing machine, panelled stable door to side, red tiled floor, panelled radiator.

**FIRST FLOOR LANDING**



Split level landing with a high vaulted ceiling within which is an impressive and original A framed roof truss and vertical supporting beams. Boarded floor.