

Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	74
(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	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Potential
(92 plus) A	35
(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



## Bryn Refail

Gwyddelwern, Corwen, Denbighshire, LL21 9DL

**Price**  
**£245,000**

AN ATTRACTIVE THREE BEDROOMED DOUBLE FRONTED DETACHED HOUSE EXTENDED AND REFURBISHED TO PROVIDE AN IDEAL FAMILY HOME SET IN A SLIGHTLY ELEVATED SETTING ON A MINOR COUNTRY LANE ON THE PERIPHERY OF THE VILLAGE, IT BENEFITS FROM FAR REACHING WESTERLY VIEWS TOWARDS ROLLING COUNTRYSIDE AND UPPER DEE VALLEY.

It affords a wide front patio with entrance hall, an attractive lounge with beamed ceiling and woodburning stove, modern fitted kitchen/breakfast room, dining room with high vaulted ceiling and French doors opening to side patio garden, shower room and WC. First floor landing, three bedrooms and modern bathroom, very useful lower ground floor store room with oil fired combination boiler, double glazing. Wide gated entrance to one side providing ample parking for two cars, enclosed side garden with steps leading up to raised lawn with far reaching views. Inspection 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



Gwyddelwern is a small rural village in the heart of rolling countryside some two miles from Corwen. The nearby market town provides a wide range of facilities catering for most daily requirements with excellent road links towards Llangollen some 13 miles. The A 5104 Chester road is located within 1.25 miles of the village providing direct access towards Chester and Ruthin is about 9 miles. There is a popular primary school in the village centre.

## THE ACCOMMODATION COMPRISES

uPVC and double glazed door leading to Hall.

## HALL

With ceramic tiled floor. Glazed door leading to Lounge.

## LOUNGE

4.98m x 3.73m (16'4" x 12'3")



An attractive room with two double glazed windows to the front elevation with far reaching westerly views across the valley, heavy beam ceiling, stone hearth and upstand with a large multi-fuel fire grate, display niche with shelving to recess, TV point, a turned staircase rising off with enclosed understairs cupboard and panel radiator.



## SHOWER ROOM

2.11m x 1.63m (6'11" x 5'4")



A wet floor system with electric shower to one corner, pedestal wash basin and WC, part tiled walls to a decorative dado, double glazed window and panel radiator.

## KITCHEN/BREAKFAST ROOM

3.96m x 3.23m (13' x 10'7")



Fitted with an extensive range of base and wall mounted cupboards and drawers with a medium toned woodgrain-effect finish to cupboard and drawer fronts and contrasting stone-effect working surfaces, it includes an inset single drainer

sink, inset four ring electric hob with concealed hood above, integrated double oven, space for upright fridge freezer with water point, void and point for washing machine, tiled splashback, two cottage style windows with pleasing far reaching north-westerly views across the village towards rolling countryside, stone-effect ceramic tiled flooring to match hall and panel radiator.

## DINING ROOM

5.26m x 2.18m (17'3" x 7'2")



High vaulted ceiling with two Velux double glazed rooflights and double glazed French doors opening to the rear garden, ceramic tiled flooring to match the kitchen, boxed panelled radiator.



## FIRST FLOOR SPLIT LEVEL LANDING

## BEDROOM ONE

3.84m x 3.25m (12'7" x 10'8")



Two double glazed windows with dual aspect both of which have far reaching west and north-westerly views across the valley and rolling countryside, partially vaulted ceiling and panel radiator.

## BEDROOM TWO

3.71m x 2.59m (12'2" x 8'6")

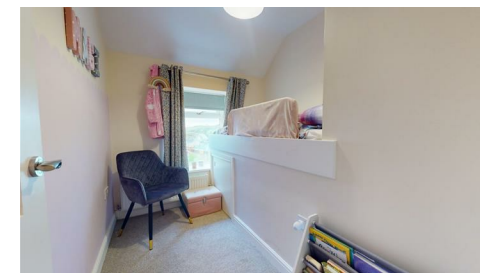


Partially vaulted ceiling, double glazed window with far reaching westerly views, panel radiator.



## BEDROOM THREE

2.72m x 2.16m (8'11" x 7'1")



Fitted captains bed with very useful underbed storage, double glazed window with westerly views, panel radiator.

## BATHROOM

2.69m x 1.63m (8'10" x 5'4")



Modern white suite comprising panelled bath, pedestal wash basin and WC, part tiled walls to a

travertine style with decorative dado, ceramic tiled flooring, double glazed window, partially vaulted ceiling with downlighters, extractor fan and a panel radiator.

## OUTSIDE



The property stands in an elevated setting adjoining a minor country lane some 100 yards from the village centre. It is approached over a wide gated entrance providing ample parking for two cars.

## LOWER GROUND FLOOR

Located beneath the kitchen and with access from the rear of the house is a very useful lower ground floor store room providing a secure workshop with electric light and power installed and an oil fired combination boiler providing heating and hot water.

## GARDEN



Located to the right-hand elevation is an enclosed area with steps leading up to raised garden from which there are far reaching westerly views towards the Upper Dee Valley.

## DIRECTIONS

From the Agent's Ruthin Office take the A494 Corwen road proceeding for some nine miles through the village of Pwllglas to Gwyddelwern. On entering the village continue towards the

centre and take the second left before the former Inn, and continue up the hill for some 150 metres and the property is on the left.

## TENURE

Understood to be Freehold.

## COUNCIL TAX

Denbighshire County Council - Tax Band D

## 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