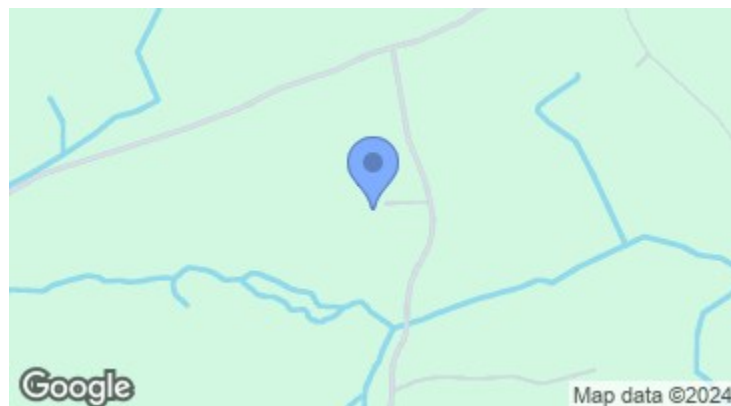




Total area: approx. 1524.0 sq. feet



Energy Efficiency Rating	
Current	Potential
	100
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	11
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	
(61-81) B	
(49-60) C	
(35-48) D	
(21-34) E	
(12-20) F	
(1-11) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

Cavendish
ESTATE AGENTS

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Hendre Fawr
Derwen, Corwen, Denbighshire,
LL21 9SL

Offers Around
£280,000

A TRADITIONAL STYLE DOUBLE FRONTED THREE BEDROOM HOUSE in need of a programme of repair and modernisation set in a very secluded and rural position at the heart of rolling countryside about 1 mile equidistant between the villages of Clawddnewydd and Derwen.

Located at the head of a private no through lane adjoining a range of farm buildings, not within its ownership are available subject to separate negotiation. The house affords an out built porch, central hall with two living rooms, inner lobby with pantry and kitchen and utility room, first floor landing, two double bedrooms, bedroom three and bathroom. Oil fired heating. Adjoining and substantial stone outbuilding affording scope for conversion and presently provides two useful store rooms with loft area over part. Gardens to the western side of the house.

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

The house is situated approx 0.5 miles from the hamlet of Derwen which stands high on the southern slopes of the Clwyd Valley some 6 miles from Ruthin. Centred on an historic church it is a small community with good road links towards Corwen, Llangollen, Ruthin and Chester. The village of Clawdd Newydd is about 0.75 mile with a community owned Inn and shop.

THE ACCOMMODATION COMPRISES**FRONT ENTRANCE PORCH**

3.43m x 1.83m (11'3" x 6')

Out built and enclosed porch, panelled door leading to a central hall.

HALL

Central hall with staircase rising off.

LIVING ROOM

3.58m x 3.56m (11'9" x 11'8")



Tiled fireplace and hearth. Panelled radiator.

DINING ROOM

3.68m x 4.04m (12'1" x 13'3")



Tiled fireplace and hearth. Panelled radiator.

INNER HALL

Access to understairs cupboard, pantry.

KITCHEN

3.56m x 1.68m (11'8" x 5'6")



Fitted base and wall units with single drainer sink.

UTILITY ROOM

3.23m x 2.74m (10'7" x 9')



Trianco oil fired boiler providing heating and hot water, panelled door leading to rear.

FIRST FLOOR LANDING

Fitted airing cupboard with copper cylinder.

BEDROOM ONE

3.51m x 3.18m (11'6" x 10'5")



Modern double glazed window to front, fitted cupboard, radiator.

BEDROOM TWO

3.71m x 3.53m (12'2" x 11'7")



Fitted cupboard, radiator.

BEDROOM THREE

2.59m x 2.08m (8'6" x 6'10")



Radiator.

BATHROOM

Panelled bath, wash basin and WC. Panelled radiator.

OUTSIDE

The property is approached over a private drive over which the owners of Hendre Fawr have a right of access. It leads down to the right hand gable where there is a concrete hard standing.

OUTBUILDINGS

Located directly to the rear of the house is a substantial building providing a store room 16'6" x 11'5" and a further store room adjoining measuring 14'6" x 10'5". Please note the building adjoining the upper part of Hendre Fawr is not within the ownership of the house.

GARDENS

The property stands within gardens which are mainly to the western side of the house.

SERVICES

We understand the property is connected to mains water and electricity, private drainage system.

FARM BUILDINGS

Please note that the adjoining range of farm buildings is not within the ownership of the property but may be available for purchase subject to separate negotiation with their owners. Further details for which will be available from the agent's Ruthin office.

DIRECTIONS

From the agent's Ruthin office proceed down Clwyd Street and on reaching the junction with Mwrog Street bear left and follow the road out of town directly over the mini roundabout, through Llanfwrog and for some 5 miles to Clawdd Newydd. To the upper part of the village take the left fork signposted Derwen which adjoins the village hall, follow the lane up the hill and continue for approximately 0.25 mile and take the first left turning signposted Derwen. On following the road down the steep hill, the drive leading to Hendre Fawr will be found on the right hand side after approximately 300yds.

TENURE

Believed to be 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