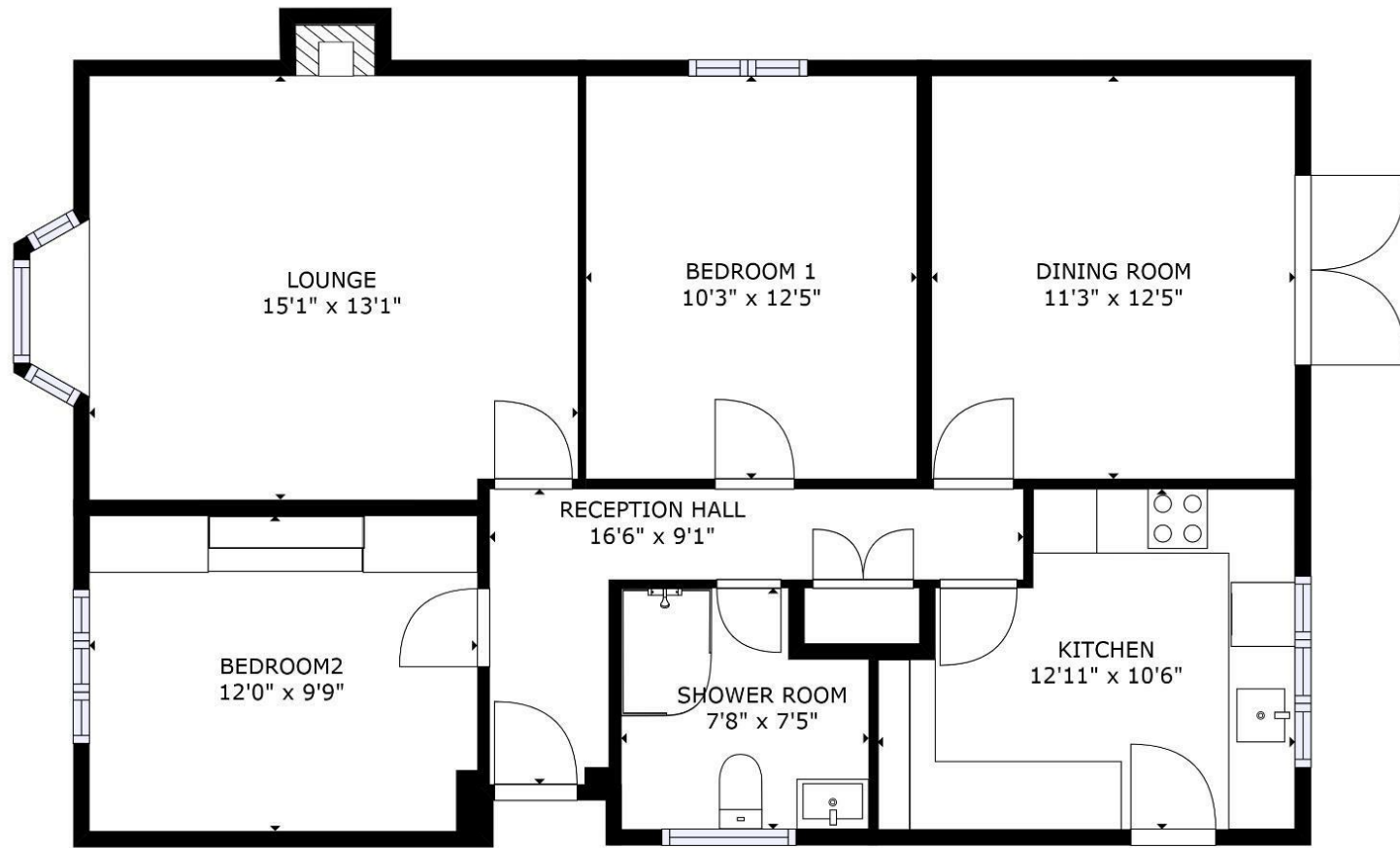
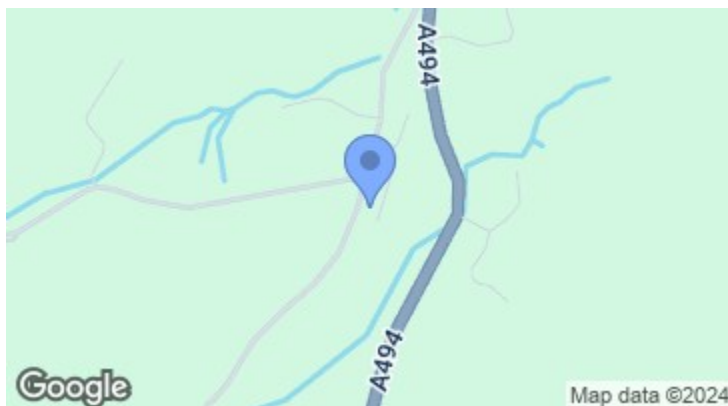


9 Garreg Lwyd, Gwyddelwern, Corwen, Denbighshire, LL21 9EJ



GROSS INTERNAL AREA  
FLOOR 1: 873 sq. ft  
TOTAL: 873 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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	
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	
(82 plus) A	
(61-81) B	
(49-60) C	
(35-48) D	
(21-34) E	
(11-20) F	
(1-10) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

**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.



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**9 Garreg Lwyd**  
Gwyddelwern, Corwen, Denbighshire,  
LL21 9EJ

**Price**  
**£225,000**

A MODERNISED 2/3 BEDROOM DETACHED BUNGALOW WITH GARAGE STANDING TO THE UPPER PART OF THIS ESTABLISHED RESIDENTIAL CUL-DE-SAC ENJOYING DELIGHTFUL AND OPEN WESTERLY VIEWS TO THE REAR OVER ROLLING COUNTRYSIDE. Located on the periphery of the village, some 1 1/2 miles from the A5 and Corwen.

It affords a side entrance opening to an L-shaped reception hall, a spacious lounge, dining room/bedroom 3 with French doors opening to the secluded rear garden, modern fitted kitchen/breakfast room, two double bedrooms and modern shower room. Oil central heating with modern combi boiler and double glazing. Driveway for 2 cars and single garage. Open plan lawned garden to front and enclosed westerly facing low maintenance garden to rear with wide patios, raised borders and modern greenhouse. Inspection recommended.



## 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

### SIDE ENTRANCE

Side entrance with a mahogany woodgrain effect double glazed UPVC door leading to an L shaped reception hall.

### RECEPTION HALL

Coved ceiling, access to roof space, panelled radiator.

### LOUNGE

4.60m x 3.99m (15'1" x 13'1")



A spacious room with a deep double glazed bow window to front with views across the cul de sac towards rolling countryside and beyond the Berwyn Hills, coved ceiling, wall mounted pebble effect electric fire, TV point, panelled radiator.



### DINING ROOM

3.78m x 3.43m (12'5" x 11'3")



A well lit room with modern UPVC double glazed patio doors opening to a private and west facing garden with views across rolling countryside. Woodgrain effect floor finish, panelled radiator.



### KITCHEN

3.94m x 3.20m (12'11" x 10'6")



Refurbished with a contemporary range of base and wall mounted cupboards and drawers with an off white finish to door and

drawer fronts and contrasting woodgrain effect working surfaces to include an inset single drainer sink with mixer tap, inset Neff four ring electric hob together with built in Neff oven and microwave, space for fridge, integrated AEG dishwasher, large pan drawers, small breakfast bar, extractor fan, double glazed windows with far reaching westerly views, panelled radiator, double glazed door to side.



### BEDROOM ONE

3.78m x 3.12m (12'5" x 10'3")



Double glazed window to side, panelled radiator.

### BEDROOM TWO

3.66m x 2.97m (12' x 9'9")

Double glazed window to front, fitted wardrobes to one wall comprising a range of double door units with hanging rails and locker storage cupboards over, knee hole dressing table, panelled radiator.

## SHOWER ROOM

2.34m x 2.26m (7'8" x 7'5")



Refurbished with a modern white suite comprising large corner cubicle with glazed screen and electric shower, vanity with bowl and storage cupboard, low level WC, extractor fan, woodgrain effect floor finish, double glazed window, panelled radiator.

## OUTSIDE

The property stands near to the head of the cul de sac in this established residential area. There is a driveway to one side providing space for parking and access to a detached garage. The front garden is mainly lawned with flower borders. Pedestrian access to the right hand elevation leading to the rear.

## GARAGE

5.18m x 2.51m (17' x 8'3")

Up and over door to front, electric light and power installed, Worcester oil fired combination boiler providing heating and hot water for the bungalow. Single glazed window, panelled door to side.

## REAR GARDEN



The rear garden is a particular feature of

the bungalow as it enjoys a predominately westerly aspect. It has benefited from hard landscaping to reduce maintenance to the minimum with two wide patios, low level stone faced retaining walls together with established and well stocked flower and shrub borders. There is a concrete and timber panelled fence to rear with pedestrian gate access leading onto the minor country lane leading into open countryside. Bunded oil tank. Modern power coated 8' x 6' greenhouse.



## DIRECTIONS

From the agent's Ruthin office take the A494 Corwen Road proceeding through the village of Pwllglas and after some nine miles enter the village of Gwyddelwern. Continue through its centre proceeding past the former inn and thereafter the primary school and take the next right fork onto a minor country lane whereupon the entrance into the Garreg Lwyd development will be found on the left hand side. Continue for some 50yds bearing right and continue towards the head of the cul-de-sac and the bungalow is on the right.

## TENURE

Believed 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/PMW