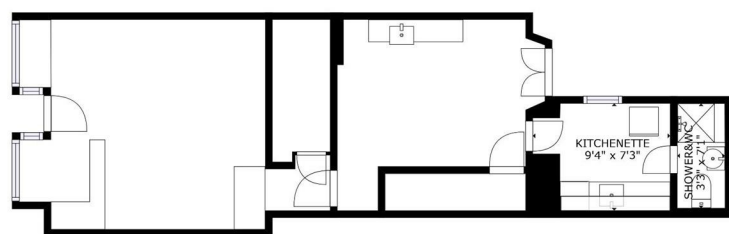


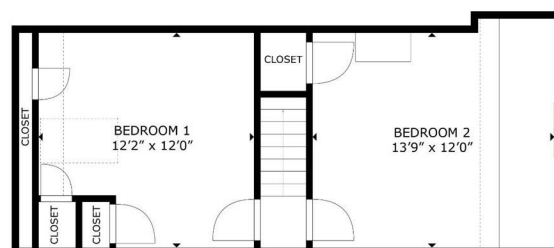
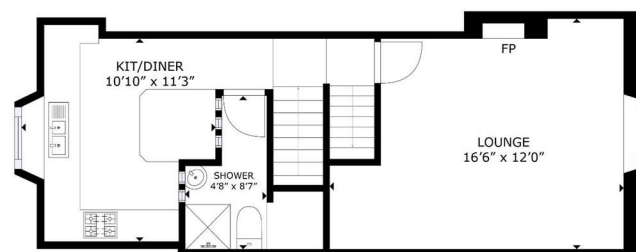
Feryllfa Bridge Street, Corwen, Denbighshire, LL21 0AB



TOTAL: 562 sq. ft  
FLOOR 1: 562 sq. ft



FLOOR 2



FLOOR 3



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			
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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

# Cavendish

## ESTATE AGENTS

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**Feryllfa Bridge Street**  
Corwen, Denbighshire,  
LL21 0AB

**Guide Price**  
**£90,000**

FOR SALE BY AUCTION Bidding Opens on 9th September 2024 10:00. Scheduled End 10th September 2024 14:00.

The auction will be live-streamed online with remote bidding only. Registration for bidding will close at 12pm the day before the auction. The auction will commence at 12:00.

AN ATTRACTIVE THREE STOREY MID TERRACED BUILDING FRONTING ONTO BRIDGE STREET IN THE CENTRE OF CORWEN, providing a modernised and refurbished two bedroom self contained house in addition to a self contained retailing unit to the ground floor with prominent display window.

It affords display window with central door leading to two retail rooms with kitchenette and shower room and WC, side access with staircase leading to first floor landing with large lounge/dining room, modern fitted kitchen/breakfast room and shower with WC.

Second floor two well proportioned double bedrooms. Modern gas fired central heating throughout the principal accommodation. Two useful cellar rooms and external purpose built store room 21' x 5'9".

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.



[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)

## LOCATION

The property stands in a prominent position on Bridge Street close to the square and the centre of Corwen town. It is a busy thoroughfare standing on the A5 some 10 miles from Llangollen and 12 miles from Ruthin.

## THE ACCOMMODATION COMPRISES

### GROUND FLOOR RETAIL SHOP

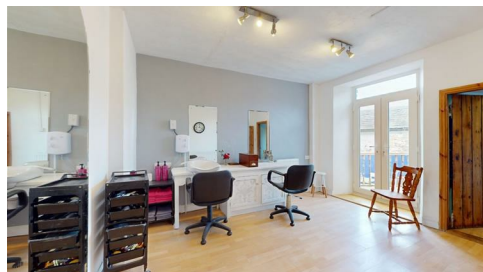
4.45m x 4.27m (14'7" x 14')



The premises benefit from a wide display window fronting onto Bridge Street directly opposite the Crown Hotel with two glass display windows and recessed and part glazed door leading in.

### HAIR DRESSING SALON

4.88m x 4.27m overall (16' x 14' overall)



A light and airy room with a pine clad ceiling with downlighters, woodgrain effect floor finish, panelled radiator.



### INNER LOBBY

Access to cellars, retail room two, double glazed French doors opening into a small and raised decked patio to rear, fitted cabinet with wash basin and Triton electric shower, enclosed cupboard, woodgrain effect floor finish, panelled radiator.

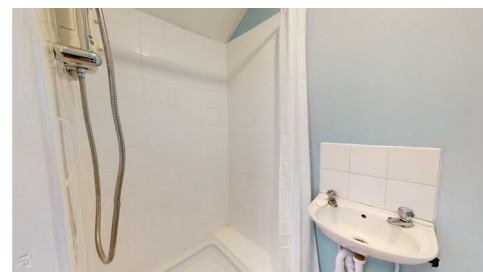
### KITCHENETTE

2.84m x 2.21m (9'4" x 7'3")



Fitted base unit with worktop and inset single drainer sink, void and plumbing for washing machine, wall shelving, tiled splashback, modern Worcester gas fired combination boiler providing hot water and central heating to both the ground, first and second floor accommodation. Panelled radiator.

### SHOWER ROOM



White suite comprising tray with tiled walls and electric shower over, wash basin with tiled splash and low level WC. Extractor fan.

### CELLARS

Doorway and stone steps leading down to lower ground floor cellars, divided into two rooms, 11'10" x 10'1" and 10'1" x 5'2" (limited head room).

## FIRST AND SECOND FLOOR APARTMENT

The apartment is approached via a communal passageway which is to the left hand elevation with UPVC door leading into stairwell. Please note there used to be a doorway from the second retailing room to the staircase which we understand could readily be reinstated.

### FIRST FLOOR LOBBY

Staircase rising to second floor.

### LOUNGE

5.03m max x 3.66m (16'6" max x 12')



A spacious light and airy room with Georgian style sash window to front, feature coal effect Living Flame fire, deep recess, woodgrain effect floor covering, panelled radiator.



### KITCHEN/DINING ROOM

3.43m x 3.12m plus side lobby (11'3" x 10'3" plus side lobby)



Fitted with a modern range of base and wall mounted cupboards and drawers with solid oak panelled door and drawer fronts, contrasting stone effect working surfaces to include a three

person breakfast bar, inset one and half bowl stainless steel sink with mixer tap, inset four ring electric hob together with stainless steel extractor hood and light above, integrated oven, fridge and freezer, open shelving/wine rack, glazed display cupboard, tiled splashbacks, tile effect vinyl floor finish, double glazed window with far reaching views across town towards the river Dee and panelled radiator.



### SHOWER ROOM

2.62m max x 1.42m max (l shaped) (8'7" max x 4'8" max (l shaped))



White suite comprising corner cubicle with glazed screen and electric shower, corner wash basin and low level WC, fully tiled walls with decorative dado, chrome towel radiator.

### SECOND FLOOR LANDING

### BEDROOM ONE

3.71m x 3.66m (12'2" x 12')



Partially vaulted ceiling with large Velux roof light, fitted cupboard and under eaves stores, woodgrain effect floor finish, panelled radiator.

### BEDROOM TWO

4.19m x 3.66m (13'9" x 12')



Vaulted ceiling with hipped window overlooking Bridge Street, fitted cupboard over the stairs, feature open shelving units to the lower eaves area, woodgrain effect floor finish, panelled radiator.

### DIRECTIONS

From the agent's Ruthin office take the A494 Corwen Road proceeding through the village of Gwyddelwern and on reaching the T junction with the A5104 turn right. At the traffic lights with the A5 turn left and follow the road over the river Dee bridge to Corwen. Proceed towards the town centre and the property will be found on the left hand side directly opposite the hotel and some 75yds before the pelican crossing.

### OUTSIDE

The communal pedestrian passageway leads to the rear of the building where there is a modern purpose built store room 21' x 5'9" overall presently divided into two areas, one benefiting from plumbing for automatic washing machine (cold supply).

### TENURE

Believed to be Freehold.

### COUNCIL TAX

Denbighshire County Council - Tax Band A

## 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

## AUCTION TERMS

PLEASE NOTE BIDDING COMMENCES ON 9th September at 12.00 AND CLOSES ON 10th September 14.00 2024.

All the information provided on our website is for indicative purposes only and interested parties should refer to the contents of the legal pack and rely upon their own due diligence as a prudent bidder.

Details of the Buyer's Premium and any additional fees payable are contained within the legal documents.