



FLOOR 1

GRAND TOTAL AREA:
FLOOR 1: 821 sq. ft. FLOOR 2: 277 sq. ft.
TOTAL: 1,098 sq. ft.
EXCLUDED AREA: PORCH: 16 sq. ft.



FLOOR 2

GRAND TOTAL AREA:
FLOOR 1: 821 sq. ft. FLOOR 2: 277 sq. ft.
TOTAL: 1,098 sq. ft.
EXCLUDED AREA: PORCH: 16 sq. ft.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	100
(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 ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Potential
(92 plus) A	100
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Llidiart Wen
Carrog, Corwen, Denbighshire
LL21 9LB

Offers Around
£365,000

A beautifully appointed 3 bedroom semi-detached period cottage sympathetically modernised and refurbished by the owners to include a splendid bespoke 23ft x 12ft Conservatory/dining room designed to take full advantage of the far reaching westerly views across the valley towards The Berwyns, and splendid landscaped gardens with secluded lawns, wide terraces, large kitchen garden and a detached double garage, set in a slightly elevated setting on a minor lane about 0.6 mile from the picturesque village of Carrog. It affords an out-built porch, attractive lounge with painted beam ceiling, bespoke kitchen with Neff appliances, conservatory/dining room with an extensive range of store cupboards, bedroom 3, and luxury bathroom.

First floor two double bedrooms.

Detached double garage, bespoke 20' x 8' greenhouse.

Splendid gardens of about 0.28 acres with wide patios and sun terrace, informal lawns and screen hedging. Large kitchen garden.

VIEWINGS BY APPOINTMENT ONLY.

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

Llidiart Wen is about 0.8 mile from the village of Carrog, a small picturesque village standing on the banks of the River Dee in the heart of the valley between the market towns of Llangollen and Corwen. The nearby towns provide a wide range of facilities, particularly Llangollen, which is a busy tourist centre noted for its international Eisteddfod and a private steam railway with the station at Carrog.

THE ACCOMMODATION COMPRISES**FRONT ENTRANCE**

1.35m x 1.14m (4'5" x 3'9")

Out built entrance porch with feature exposed timber window frames, door and pitched roof, tiled floor, panelled and glazed door leading to a spacious lounge.

LOUNGE

6.12m x 3.73m (20'1" x 12'3")



An attractive room which is well lit with two cottage style double glazed windows, both with deep sills to the front elevation enjoying far reaching westerly views across the valley, painted beamed ceiling, stone fireplace and hearth with timber surround and inset Krakti glazed woodburner stove interconnecting into the domestic hot water and heating systems, fitted cupboard to one side with shelving, Solid Elm flooring, staircase rising off with balustrade, two panelled radiators. Broadband speed upto 95mbs



areas. There is a pedestrian door which gives access to the pathway leading up to the house. Electricity and water supply.

DIRECTIONS

A5104 Chester Road turn right. On reaching the traffic lights on the A5 turn left and continue through the town of Corwen for some two miles to the village of Llidiart-y-Parc. In its centre turn left at the minor crossroads adjoining the petrol station signposted Carrog and follow the road down the hill, over the historic River Dee bridge and turn left to the front of The Grouse Inn. Follow the road through the centre of the village and take the first right-hand fork towards Bryneglwys proceeding past the primary school and continue up the hill. After approximately 0.8 mile the property is on the right.

TENURE

Freehold.

COUNCIL TAX

Denbighshire County Council - Tax Band D

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



To the lower part are established fruit trees and further lawns extending down to the rear of the garage.



GREENHOUSE AND KITCHEN GARDENS

6.10m x 3.66m (20' x 12')



A large bespoke timber framed greenhouse with raised beds, shelving, electricity and water supply connected. There is a wide flagged patio area adjoining with covered log stores to one side.

There is a large established kitchen garden with graveled pathways and raised beds.

DOUBLE GARAGE

6.35m x 5.23m (20'10" x 17'2")

Located at the roadside with a concrete hard standing to the front for parking it has a wide electric up and over door in with spaces for two cars and an enclosed area to one side providing a secure store for a trailer and two secure storage

KITCHEN

3.51m x 2.44m average (11'6" x 8' average)



Fitted with a bespoke range of furnishings with a light duck egg painted finish to door and drawer fronts and contrasting solid granite working surfaces to include upstand, it affords an inset Bosch four ring electric hob with concealed extractor hood and light above, Neff integrated oven, combination oven, integrated dishwasher, white glazed Belfast sink with pewter style taps. Recess for American style fridge/freezer with water connection, range of pantry units and cupboards with glazed display cabinets, cottage style double glazed window with far reaching westerly views together with two Velux roof lights above to a partially vaulted ceiling with exposed purlins, stone effect ceramic tiled flooring.



CONSERVATORY/DINING ROOM

7.19m x 3.73m (23'7" x 12'3")



A splendid addition to the house, it is designed to take full advantage of the outstanding westerly views across the valley, bespoke in a hardwood frame on a low level base, it has a high vaulted timber roof with exposed A frame trusses and clear glazed and self cleaning panes. 6 automatic skylights. Twin glazed doors open to the patio, two further sets of twin doors opening to the northern side of the conservatory, range of fitted low level cupboards providing bench seating and an extensive range of cupboards to one wall providing extensive storage with shelving and a concealed door leading to an enclosed rear domestic area with access to solar hot water heating panel. It benefits from an attractive tiled floor. Wash basin and panelled radiator. Housing with integrated washer dryer.



BATHROOM

2.74m x 2.08m (9' x 6'10")



Luxury suite comprising white panelled bath with 4 fold glazed shower screen and electric shower over, mainly tiled walls with a very attractive solid granite trim which extends into a worktop and surround to a heated mirror, inset wash basin with fitted cabinet beneath and concealed cistern with low level WC. Fitted cupboards with shelving, stone effect ceramic tiled flooring, vaulted ceiling with extractor fan, two Velux double glazed roof lights, panelled radiator.

FIRST FLOOR LANDING

BEDROOM THREE

4.14m max x 2.03m max (13'6" max x 6'7" max)



Vaulted ceiling with two Velux double glazed roof lights, fitted bed with storage beneath, woodgrain effect floor finish, fitted double door wardrobe.

BEDROOM ONE

3.43m x 3.56m max (11'3" x 11'8" max)



An open plan room with vaulted ceiling and painted purlins, it has a cottage style window to the westerly elevation, Velux roof light to the rear, fitted wardrobes and storage cupboards together with wall shelving, engineered oak flooring. Skirting radiator.

BEDROOM TWO

3.56m x 2.67m (11'8" x 8'9")



A light and airy room with cottage style window to front with far reaching views, fitted bed base with storage under, fitted wardrobe and cupboards, oak flooring and radiator.

OUTSIDE



The house stands in an elevated position above the minor country lane with uninterrupted westerly views across the valley and towards The Berwyns. To the lower part is the double garage providing a front entrance door leading to a pathway to the front elevation. There is also a further side entrance gate.



The gardens are in terraced form with a very wide flagged patio which extends across the front elevation of the house widening to the front and side of the conservatory to create a splendid sun terrace. Pathways and steps lead down to lower levels with a further decked sun terrace, lawned areas screened by mature beech hedging, established flower and shrub borders providing colour and interest through the seasons.