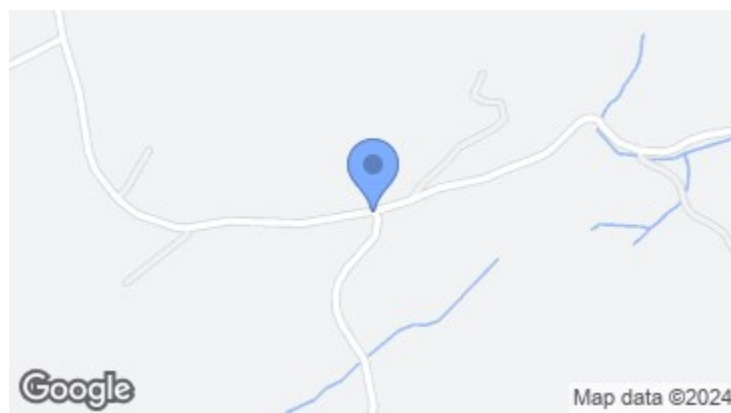


FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 845 sq.ft.
TOTAL : 845 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(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	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	100
(61-91) 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



Caban Hir

Betws Gwerfil Goch, Corwen, Denbighshire, LL21 9RG

Offers Around

£175,000

A ONE BEDROOM DETACHED PERIOD STONE COTTAGE STANDING WITHIN SECLUDED GROUNDS OF ABOUT 0.26 ACRE located off a minor country lane about 1 mile from the village of Betws Gwerfil Goch.

This unique cottage offers scope for modernisation and possible extension subject to usual consents being obtained. It affords a central hallway with open plan lounge and living room with a dividing bookcase, vaulted ceiling with exposed beams and roof trusses, original inglenook style fireplace and Yotel wood burning stove. Inner hallway/study area, galley style kitchen and dining room, bedroom, bathroom and a workshop. It has the benefit of mains water and electricity and a modern bio tank private drainage system. Informal gardens with potential for on site parking.

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



The nearby village of Betws Gwerfil Goch stands in a secluded rural valley of outstanding natural beauty in the heart of rolling countryside, some 9 miles from Ruthin, 5 miles Corwen and approximately 2 miles from the A5 Trunk Road in Maerdy.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Canopy entrance with a glazed and stable type door leading to hall.

HALL

Vaulted ceiling with high level shelving.

LIVING ROOM/LOUNGE

4.50m x 2.79m plus 4.75m x 3.84m (14'9" x 9'2" plus 15'7" x 12'7")



A large room presently in part sub divided by a freestanding bookcase with shelving and storage, there is an impressive stone inglenook style fireplace to one side with brick insert and open fire grate, substantial supporting beam and a mock bread oven to one side. To the lounge area is an ornate Yotel wood burning stove on a tiled hearth with beamed ceiling with high level book shelves, exposed roof timbers and A frame truss, further book shelving to walls, cottage style windows, electric night storage heater.



KITCHEN

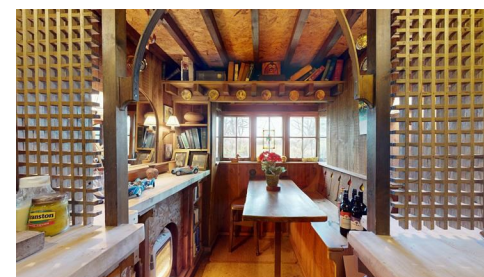
2.82m x 1.83m plus 1.83m x 1.50m (9'3" x 6' plus 6' x 4'11")



Fitted with handmade cupboards and drawers with solid hardwood working surfaces, it includes a white glazed Belfast sink, void and plumbing for washing machine, further recess for fridge and freezer, high level wall shelving and cupboards.



To the living room is a square bay which extends out into the garden and enjoys a pleasing aspect over adjoining farmland.



To the dining area is fitted bench seating with storage, stone fireplace, recess, wall shelving and cottage style window overlooking the rear garden.

INNER HALL/STUDY AREA



Fitted wall shelving and desk.

BEDROOM

3.10m x 2.59m (10'2" x 8'6")



Open fronted wardrobe and shelving unit. Shelving and cottage style window with deep windowsill.

BATHROOM

2.67m x 1.93m (8'9" x 6'4")



Panelled bath, wash basin and WC. Wall mounted electric fan heater, cupboard.

WORKSHOP

4.19m x 2.31m (13'9" x 7'7")



Potential for conversion into the main house, it provides a useful room with fitted wall shelving and work bench.

OUTSIDE



The property stands in grounds of about 0.26 acre. It benefits from frontage onto a minor public road leading towards the village of Betws Gwerfil Goch with foot access only leading in. The cottage stands within formal grounds which are mainly to the front and southern side of the cottage which enjoys a very secluded setting yet has pleasing views over adjoining farmland.



Continue through the village of Gwyddelwern and on reaching the 'T' junction with the A5104 Chester Road bear right. On reaching the traffic lights with the A5(T) turn right in the direction of Cerrigydrudion and continue for some 3 miles, past the Rhug Estate and through the traffic lights adjoining the turning for Bala. Continue to The Goat Inn Public House in Maerdy and turn right signposted Betws Gwerfil Goch. In the village centre adjoining the church turn left at the cross roads and follow the road up the road past the school and continue for about 1 mile at the property is set back on the right hand side denoted by our For sale board.

TENURE

Believed to be Freehold.

COUNCIL TAX

Denbighshire County Council - Tax Band B

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

SERVICES

We understand the property is connected to mains water and electricity, private drainage system with a modern bio tank noted within the garden.

DIRECTIONS

From the Agent's Ruthin Office take the A494 Corwen Road proceeding for some 9 miles.