

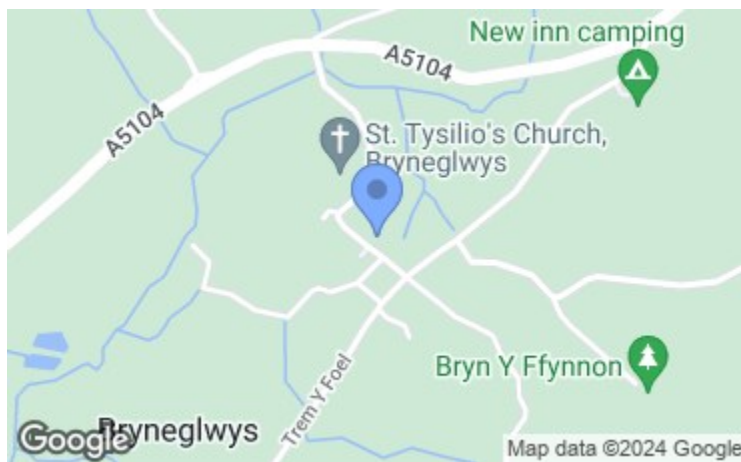
GROSS INTERNAL AREA  
FLOOR 1: 1217 sq ft, FLOOR 2: 268 sq ft  
TOTAL: 1766 sq ft

Matterport



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Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	80
(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	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Potential
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**Greystones**  
Bryneglwys, Corwen, Denbighshire  
LL21 9LL

**Price**  
**£410,000**

A GREATLY EXTENDED AND REFURBISHED THREE BEDROOM DETACHED BUNGALOW DESIGNED TO BE SUB DIVIDED TO PROVIDE SELF CONTAINED ONE BEDROOM LUXURY APARTMENT as required which will be ideal for dependent relative or holiday let. It is located in the centre of the village with splendid and far reaching views to rear over adjoining farmland and along the valley. It affords entrance porch with entries to both the potential apartment and the main bungalow, main hall, lounge with patio doors, large L shaped family room with dining area and luxury fitted kitchen with a range of built in appliances, two large double bedrooms, one with fitted wardrobes. Self contained apartment with entrance lobby, luxury shower room, lower floor open plan kitchen, dining and family room with modern fitted kitchen and to the upper floor is a splendid open plan bedroom, can be sub divided into two rooms if required. 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.



## LOCATION

Bryneglwys is a small rural community standing on the A5104 Chester / Corwen Road, some eight miles from Ruthin, and five miles from Corwen. The nearby market towns are within easy reach, providing an excellent range of facilities. Bryneglwys is some 27 miles from Chester and 14 miles from Mold.

## THE ACCOMMODATION COMPRISES

Greystones has been refurbished to a high standard throughout, but also with an eye on energy efficiency with all the external walls to the original having thermal cladding and K-render and a modern electric heating system with electronically controlled storage heating. The Annex has an LPG heating system with highly efficient glazing and also k-rendered.

## FRONT ENTRANCE

Composite charcoal grey and double glazed door leading to a main reception hall.

## RECEPTION HALL



Well lit with a high vaulted ceiling and large Velux double glazed roof light, wood grain effect floor finish, panelled radiator. The hallway provides access to the self contained apartment and also to the main bungalow.

## THE BUNGALOW

Contemporary panelled charcoal grey door leading to a large central hall.

## CENTRAL HALLWAY

Access to roof void, electric panelled radiator.

## LOUNGE

4.60m x 3.96m (15'1 x 13)



A very spacious room which is designed to take full advantage of the far reaching views across adjoining farmland, it has a wide timber double glazed tilt and turn patio window and further window to gable, coved ceiling, TV point, electric Dimplex Quantum storage heater.



where there is a modern and large garden store shed. There is a large lawned garden which enjoys splendid views over the adjoining farmland and along the valley.



## DIRECTIONS

From the Agent's Ruthin Office proceed down Well Street and on reaching the junction with Station Road, bear right and follow the road out of town for some four miles, proceeding through Llanfair Dyffryn Clwyd and continue past the Deeside Agricultural College into the Nant y Garth Pass. Follow the Pass for about one mile and take the right turning signposted Bryneglwys. Follow the country lane over the hill and on reaching the 'T' junction with the A5105 Chester road, turn right. Continue for about one mile and take the first left fork into Bryneglwys village. Continue for about half a mile to its centre, taking the first right and the property will be found on the right hand side.

## AGENTS NOTES

Mains water, electricity and drainage. LPG gas cylinder for heating to the annex. Electric heating to the main accommodation.

## TENURE

Freehold.

## COUNCIL TAX

Denbighshire County Council - Tax Band E

## 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



### KITCHEN/DINING/FAMILY ROOM

6.30m x 3.56m plus 3.71m x 2.64m (20'8 x 11'8 plus 12'2 x 8'8)



A spacious and highly appointed L shaped room with the dining and living area located to the rear of the bungalow with wide double glazed tilt and turn patio door and window affording open views along the valley, further window to gable, wood grain effect floor tiling, two Dimplex Quantum electric storage heaters.



The kitchen has been refurbished with a new range of base and wall mounted cupboards and drawers with a white high gloss finish to door and drawer fronts and an attractive wood grain effect working surface which includes a peninsular divide/breakfast bar. There is an inset four ring Neff hob together with coloured glass upstand and a modern extractor hood and light above, integrated Hotpoint double oven, Sharps dishwasher, void and plumbing for washing machine and space for upright fridge/freezer. Attractive tiled splashback, open shelving unit, inset stainless steel sink with drainer, larder units, double glazed window to front elevation with views across the village towards rolling countryside. Range of inset ceiling downlighters, composite and panelled door leading to side.



### UPPER FLOOR BEDROOM

7.01m x 0.56m (23' x 1'10)



### OUTSIDE



A very spacious room which provides space for a double and single bed, it is well lit with a splendid full depth bay window to the southern side of the house with views across the village road towards wooded countryside. There are four Velux roof lights with integrated blinds and two panelled radiators.

The property benefits from a wide frontage onto the village road with a dual entrance and drive which extends across the front elevation and provides ample parking for several cars. There is gate access to the right hand side leading to the rear where there is a large and secluded garden with a wide flagged patio which extends around to the left hand side

**BEDROOM ONE**  
4.32m x 3.71m (14'2 x 12'2)



Fitted wardrobes to one wall providing a medium toned wood grain effect finish to include three mirrored door fronts and providing a range of hanging rails and shelving. Matching chest of drawers, double glazed window to front, electric panel heater.



**BEDROOM TWO**  
4.62m x 3.18m (15'2 x 10'5)



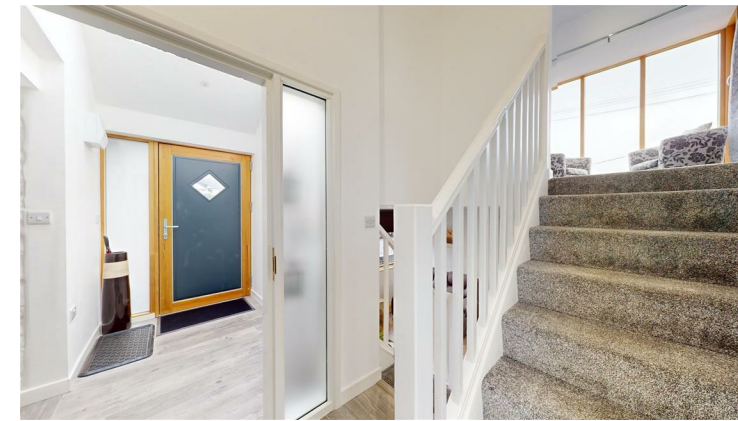
Double glazed French door and window to side, electric panel radiator.

**BATHROOM**  
2.39m x 2.24m (7'10 x 7'4)



Luxury white suite comprising a large shaped bath with high output shower over with monsoon style head, wall mounted wash basin and low level WC. Airing cupboard with a large pre lagged cylinder. Fully tiled walls, extractor fan, double glazed window, riven slate effect tiled floor, electric chrome towel radiator.

**ANNEX**



Composite charcoal coloured and glazed door leading to central lobby.

**CENTRAL LOBBY**

Staircase leading up to the bedroom accommodation, stairs leading down to the kitchen/lounge/diner. Off the lobby is a luxury shower room.

**SHOWER ROOM**  
2.67m x 1.47m (8'9 x 4'10)



Luxury shower room with new suite with a wide floor level tray with glazed screen and a high output shower with monsoon style head, attractive wall boarding and extractor fan. Fitted cabinet to one wall incorporating wash basin and drawers with separate WC, wall mounted mirror and light, high vaulted ceiling with a large Velux roof light, chrome towel radiator.

**LOWER GROUND FLOOR LIVING KITCHEN AND DINER**  
7.01m x 3.35m (23' x 11)



A well lit room with five double glazed windows. To the kitchen is a new range of base units with a dark blue finish to door and drawer fronts and contrasting marble effect working surface to include an inset single drainer sink with mixer tap, inset four ring Neff hob with glass upstand and extractor hood above, integrated oven and space for fridge and dishwasher.

To the living area are ceiling downlighters throughout with a TV point and two panelled radiators. Enclosed understairs cupboard.

