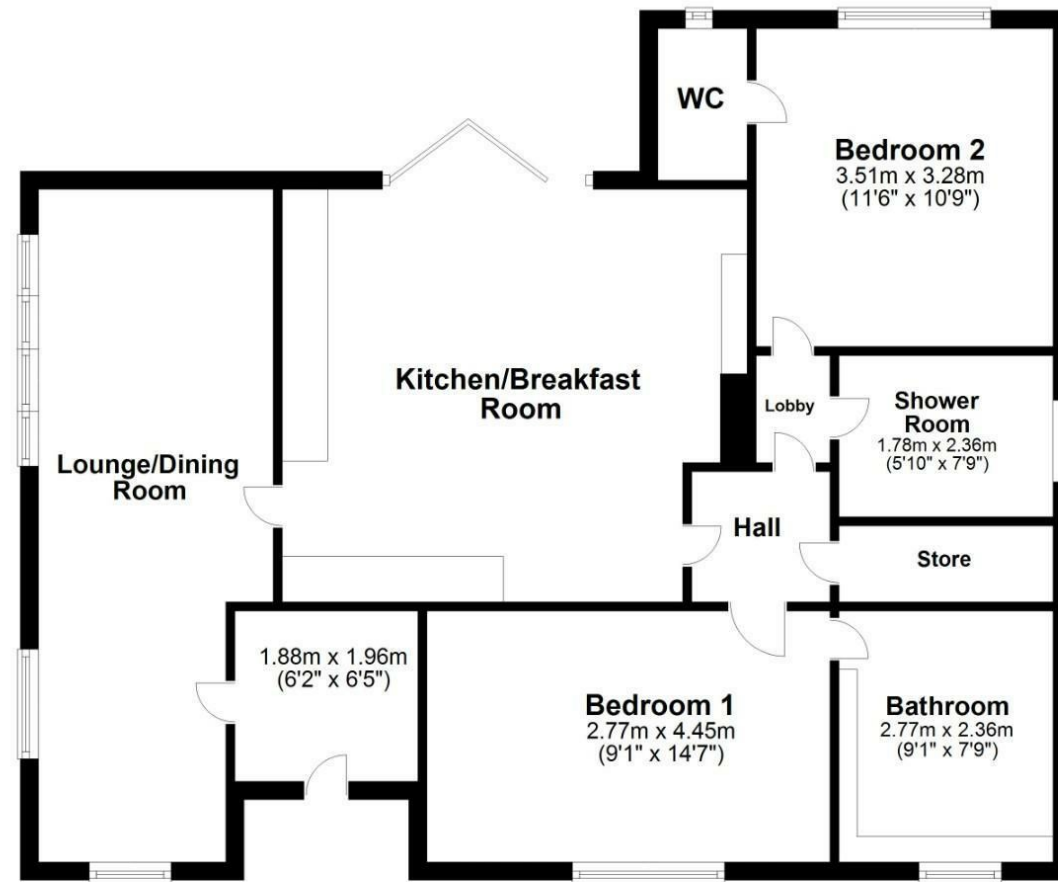
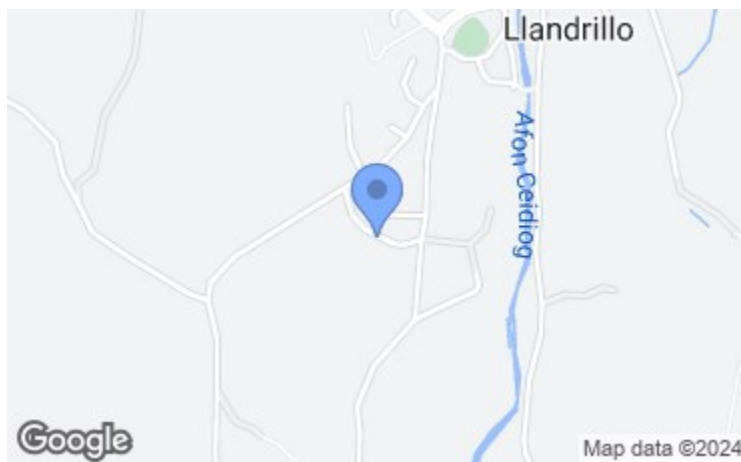


Ground Floor
Approx. 94.0 sq. metres (1011.8 sq. feet)



Total area: approx. 94.0 sq. metres (1011.8 sq. feet)



Energy Efficiency Rating	
Current	Potential
100	100

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

England & Wales EU Directive 2002/91/EC

Fron Bron, 14 Bro Helyg
Llandrillo, Corwen, Denbighshire
LL21 0TR

Offers Over
£250,000

A NEWLY EXTENDED AND RENOVATED 2 BEDROOM DETACHED BUNGALOW STANDING IN A SLIGHTLY ELEVATED POSITION ON THE PERIPHERY OF THE VILLAGE CENTRE WITH FAR REACHING RURAL VIEWS INTO THE PENNANT VALLEY AND BERWYNS.

Very recently completed, the bungalow has undergone very extensive renovation and refurbishment to provide a modern and contemporary home with high levels of insulation, solar panels and air source heating system.

Recessed entrance porch, large through lounge/dining room with tinted picture windows, new fitted kitchen/family room with a range of integrated appliances and freestanding stove, inner hall, bedroom 1 with a new luxury bathroom, inner lobby, bedroom 2 and a new luxury shower room.

Driveway with parking, enclosed rear garden with far reaching views over adjoining farmland. lawn, large water feature and decked area. store shed and domestic area.

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

Llandrillo is a small village community nestling in the heart of the Upper Dee Valley almost equidistant between Corwen and Bala, some 17 miles from Ruthin and 15 miles Llangollen. Centred on the historic Church, there is a general stores and restaurant to its' centre whilst the renowned Tyddyn Llan Restaurant and Hotel is on the periphery of the village.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE PORCH

1.96m x 1.88m (6'5" x 6'2")

Brick arched and recessed entrance porch with decorative tile flooring, painted wall panelling, dado, ceiling downlighters. Panelled and glazed inner door with decorative leaded original windows to the door and either side leading to entrance hall.

ENTRANCE HALL



An attractive room with fully boarded walls with an attractive painted finish, pelmet with concealed up lighting, marble effect porcelain tiled floor which extends throughout the hall, lounge and kitchen with underfloor heating.

LOUNGE

7.42m max x 2.59m (24'4" max x 8'6")



A very attractive and versatile room which has a four section tinted and glass bi fold door opening to the northern elevation of the bungalow with views towards the spire of the historic church and Upper Dee Valley, two further three quarter depth double glazed windows, lined and painted wall panelling and both with solid oak windowsills, partially vaulted ceiling, ceiling downlighters, sound system. Fitted cabinets to one wall providing housing for a stereo system with wiring for the speakers together with a TV and HDMI cable point.



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



DIRECTIONS

From Ruthin take the A494 Corwen Road proceeding through Gwyddelwern and after some 9 miles and on reaching the 'T' junction with the A5104 Chester Road turn right. Continue to the traffic lights with the A5 and turn left and on crossing the River Dee Bridge turn immediately right onto the B4401 Old Bala Road. Proceed through the village of Cynwyd and into Llandrillo thereafter. Proceed over the bridge in the centre of Llandrillo and on reaching the shop turn left. After some 75 yards take the left-hand fork and continue for some 350 yards and the property will be found on the right on the entrance to Bro Helyg.

TENURE

Understood to be Freehold

COUNCIL TAX

Denbighshire - 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.



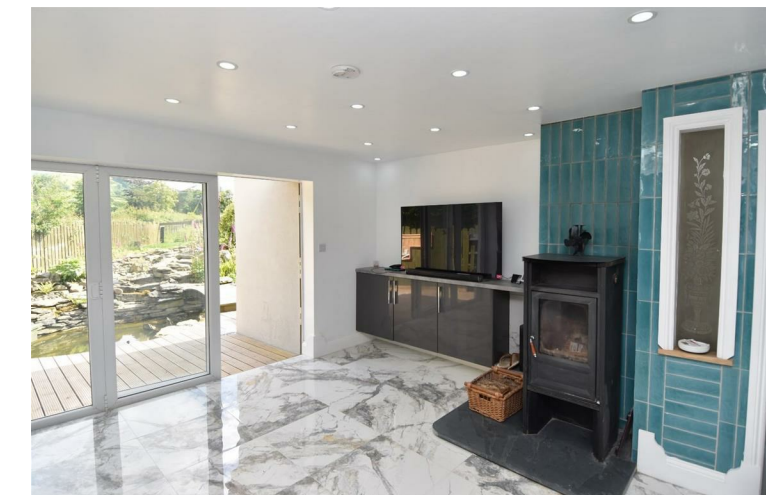
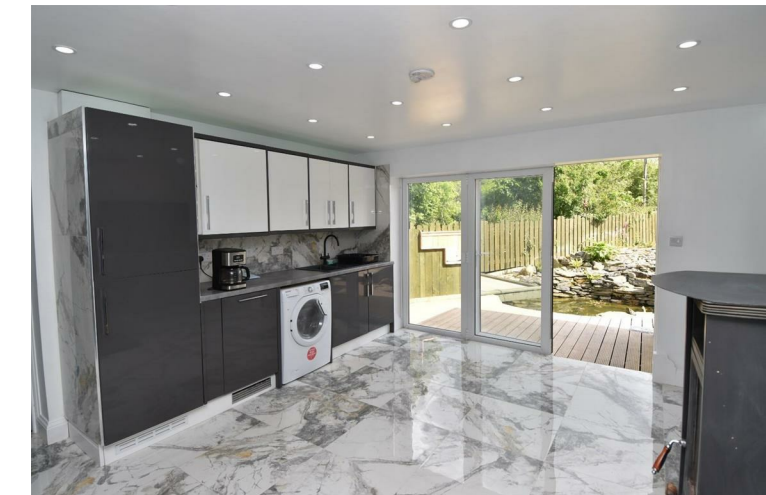
KITCHEN/FAMILY ROOM

4.62m max x 4.27m max (15'2" max x 14' max)



A versatile and attractive room also well lit with a three section double glazed bi fold door opening to the south easterly facing gardens with views along the Pennant Valley and wooded countryside. The kitchen is fitted with a range of base and wall mounted cupboards and drawers to a contemporary style with a combination of mid grey and off white finish to door and drawer fronts and contrasting stone effect working surfaces to include an inset one and half bowl anthracite coloured sink with mixer tap and drainer, integrated Neff ovens, microwave and steam oven and two heated pull out drawers, further worktop with an inset four ring Neff induction hob together with Ciarra extractor hood and light above. Large freestanding cast iron multifuel fire

grate on a raised slate stone hearth, attractive turquoise coloured wall tiling, ceiling downlighters, matching porcelain tiled floor to the lounge and entrance hall.



INNER HALL

Ceiling downlighters together with high level pelmet.

PLANT ROOM/AIRING CUPBOARD

Large pressurised and insulated cylinder interconnecting with the air source heating system and solar panels with the manifold for the underfloor heating and domestic hot water and heating controls.

BEDROOM ONE

3.99m x 2.77m (13'1" x 9'1")



Double glazed window with delightful views across the cul de sac towards the spire of the parish church and wooded countryside beyond, moulded coved ceiling with downlighters, oak windowsill.

EN SUITE BATHROOM

2.74m x 2.36m (9' x 7'9")



Luxury suite comprising large corner bath with combination shower and tap unit, fitted cabinets to two walls providing an extensive range of storage together with concealed mood lighting and a stone effect worktop, fitted white Roca glazed sink with cascade tap, bidet and low level WC, two large wall mirrors together with pelmet, downlighters, further downlights to the ceiling and sound system. Marble effect wall tiling in the main with decorative mosaic effect tiling to

the bath area. White ceramic tile flooring, white towel radiator.

INNER LOBBY

Large pull down ladder to loft space.

BEDROOM TWO

3.51m x 3.28m (11'6" x 10'9")



Double glazed window with pleasing aspect over the rear garden, attractive painted wall panelling to bed recess with side shelves, pelmet with concealed mood lighting, downlighters, fitted cupboard with electric meter and walk in wardrobe with hanging rail and automatic light.



SHOWER ROOM

2.44m x 1.78m (8' x 5'10")



Luxury suite comprising an enclosed spa Felisi unit which provides multi function body shower with steamers, monsoon style head together with extractor unit, smoke glass mirrors and glazed screen. Fitted cabinet to one wall incorporating large wash basin and WC with concealed cistern, fitted cabinet with concealed mood lighting, ceiling downlighters, large wall mirror, porcelain marble effect floor tiling. Towel radiator.



OUTSIDE



The property stands in a slightly elevated position in a corner plot on the periphery of both the cul de sac and the village being located off a minor no through country lane leading to the Pennant Valley and Berwyn Mountains. It is an area noted for scenic beauty and whilst the village centre is only a short distance from Bro Helyg, the property has direct access onto many minor country lanes and bridleways providing access onto the hills and into the nearby Upper Dee Valley. There is a driveway to one side providing parking with pathway leading up to the front of the bungalow with informal lawned area and shrubbery border. The rear garden is a particular feature of the bungalow as it benefits from an open southerly aspect with lawned garden area, decked patio, pathways and a large central water feature with rockery cascade. There is a domestic area to one side with garden store and air source heating unit.