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TOTAL 1,902 sq.ft.
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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	64	77

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
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Not environmentally friendly - higher CO ₂ emissions			
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Llwyn
Lladrillo, Corwen, Denbighshire
LL21 0SU

Price
£350,000

AN ATTRACTIVE 1930s THREE/FOUR BEDROOM DETACHED DOUBLE FRONTED HOUSE WITH B&B POTENTIAL, modernised and refurbished to combine modern amenities with original features set within mature and private gardens a short walking distance from the historic church and centre of this picturesque rural village in the heart of the upper Dee valley. The accommodation affords a large conservatory with a predominately south easterly view towards the Berwyns, reception hall, lounge with original block flooring and deep bay window, dining room/occasional bedroom four, through kitchen/dining room with Stanley range, utility room, large hobby room/study with cloakroom, first floor through landing, two double bedrooms both with en suites, further double bedroom and shower room. Gas central heating and fully double glazed. Gated driveway for three cars together with further parking area to rear and detached garage, secluded and mature garden with patios to both front and rear. Inspection recommended. NO ONWARD CHAIN.

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

CONSERVATORY

6.07m x 2.44m (19'11" x 8')

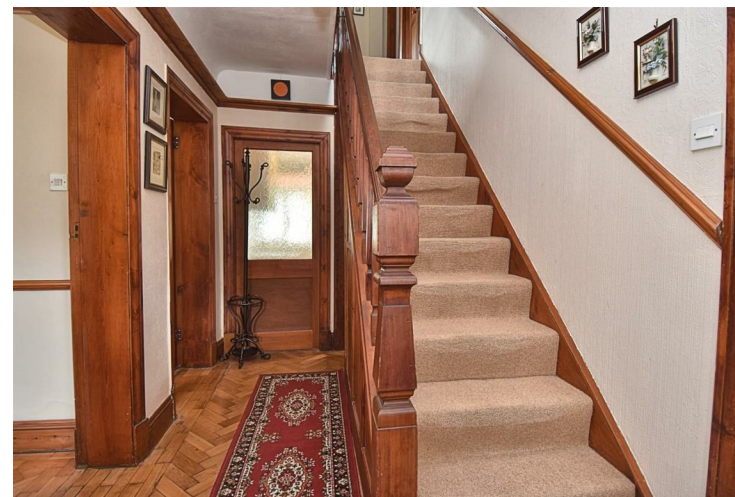


UPVC double glazed door leading to a large out built conservatory designed to take full advantage of the pleasing south easterly views across to the Berwyn mountains. It has two double glazed doors leading in, double glazed windows to three sides, pitched polycarbonate roof with central fan. Stone effect ceramic tile flooring, wall mounted Baxi Brazillia slimline gas heater, double glazed sliding door leading to the kitchen diner, original yellow pine panelled and glazed door leading to reception hall.



RECEPTION HALL

4.19m x 2.01m (13'9" x 6'7")



Wide staircase rising off with original hardwood balustrade and spindles together with plate rail, fine oak herringbone woodblock/parquet floor, telephone point, panelled radiator.

LOUNGE

5.41m x 3.63m (17'9" x 11'11")



Spacious room to the front of the house with deep splay bay window with double glazed windows and leaded upper lights. A particular feature is a brick lined fireplace and raised hearth with a heavy oak over mantel and a coal effect cast iron Living Flame gas stove. Pine herringbone wood block/parquet flooring. TV point, picture rail with picture light, dado rail, panelled radiator.



SUMMER HOUSE



An attractive painted timber panelled summer house is included in the sale which has electric light and power supplied.

DIRECTIONS

From Ruthin take the A494 Corwen road proceeding through

Gwyddelwern and after some nine 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. On crossing the River Dee bridge turn immediately right onto the B4401 Old Bala Road. Proceed through the village of Cynwyd and into Llandrillo. Proceed over the bridge in the centre of the village and continue for some 75yds and on passing the Dudley Arms bear left to the front of the general store. After some 150yds the property is the right.

TENURE

Understood to be Freehold.

COUNCIL TAX

Denbighshire - Tax band F

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

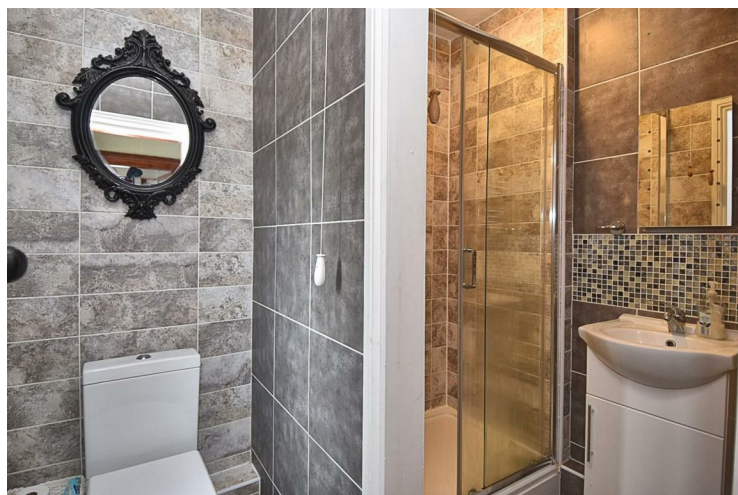
BEDROOM THREE

3.71m x 3.58m (12'2" x 11'9")



Double glazed window to rear, further window to gable, fitted wash basin with cupboard beneath, picture rail, panelled radiator and TV point.

SHOWER ROOM



Modern white suite comprising large walk in cubicle with glazed screen and high output electric shower, vanity with bowl and storage cabinet, low level WC, fully tiled walls, tiled floor covering, double glazed window, extractor fan, chrome towel radiator.

OUTSIDE



The property is set back from the village road some 100yds from the historic church and village centre. Screened from the road by low level stone wall and established hedging with a gated driveway to the left hand side providing driveway and ample space for parking three cars. To the front is a paved pathway together with a secluded patio and established and well stocked flower and shrub borders. There is access to the right hand side with pergola in part and pedestrian gate back onto the village road.

REAR GARDEN



The rear garden affords a high degree of privacy with mature screen hedging to all three sides. The driveway has timber panelled gates leading through to a further parking area ideal for a caravan or camper van and a brick and rendered single garage with electric light and power installed and up and over door to front. A particular feature of the rear garden is the large timber framed covered pergola decked patio, which adjoins the dining room from the French doors together with further paved patios and lawn.

DINING ROOM/OCCASIONAL BEDROOM FOUR

3.63m x 3.61m (11'11" x 11'10")



Double glazed French doors opening to the rear covered patio, double glazed window to gable, picture rail and dado rail, pine herringbone woodblock/parquet floor, panelled radiator and TV point.

KITCHEN/DINING ROOM

4.11m x 3.84m plus 3.81m x 2.24m (13'6" x 12'7" plus 12'6" x 7'4")



A versatile and sociable room fitted with a modern range of base and wall mounted cupboards and drawers with an off white finish to door and drawer fronts together with bespoke cupboards to one side of the out built chimney breast. The kitchen includes a white glazed Belfast sink with traditional style brass mixer tap, space for slot in mains gas cooker with concealed hood above, oak working surfaces to include void and plumbing for washing machine and space for upright fridge/freezer, black enamelled Stanley gas range with ovens and hot plate, picture rail, dado rail, ceramic tile flooring to the majority and a woodgrain effect finish to the kitchen area where there are also further units and a breakfast bar, two

panelled radiators and TV point. Space for dining table and seating area.



UTILITY

2.01m x 1.98m (6'7" x 6'6")



Matching oak parquet flooring to hall, plumbing and void for

washing machine and space for upright fridge/freezer and chest freezer, double glazed window, wall cupboards.

GAMES ROOM/HOME OFFICE

4.60m x 3.20m (15'1" x 10'6")



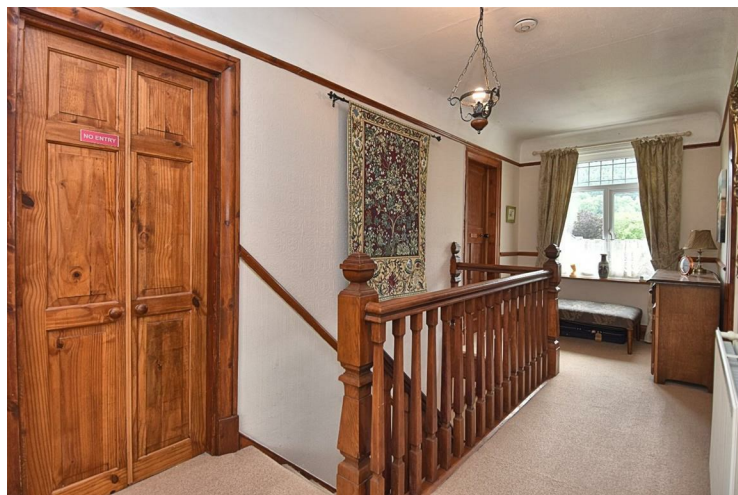
A versatile room to the rear of the house, it has a pitched and lined ceiling with two Velux roof lights with blinds and three double glazed windows and matching double glazed door leading to the rear. It has a ceramic tiled floor, wash basin with tiled splash and a modern Worcester gas fired combination boiler providing heating and hot water. Panelled radiator.

CLOSET

Modern suite comprising white low level WC. Double glazed window.

FIRST FLOOR LANDING

6.43m x 2.18m (21'1" x 7'2")



A large through landing.

BEDROOM ONE

3.96m x 3.89m (13' x 12'9")



A spacious room with leaded upper lights to front with modern tilt and turn windows with far reaching views to the Berwyns, picture and dado rails in part, panelled radiator and TV point.

VIEW ACROSS VALLEY



EN SUITE BATHROOM

2.39m x 1.93m (7'10" x 6'4")



White suite comprising of mains shower over bath, pedestal wash basin and modern white WC. Extractor fan, fully white brick effect tiled walls and radiator. Double glazed window.

BEDROOM TWO

5.44m x 3.71m (17'10" x 12'2")



A spacious room with deep splay bay window to front with leaded upper lights. Far reaching views to the Berwyns, picture and dado rails in part, panelled radiator and TV point.



EN-SUITE SHOWER ROOM



Twin doors into an en-suite with cubicle and electric shower, wash basin and modern white WC and electric heated towel rail.