

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		53
(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		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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**Cavendish**  
ESTATE AGENTS

[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)



**Bridge House,**  
Cynwyd, Corwen, Denbighshire  
LL21 0LS

**Price**  
**£350,000**

AN ATTRACTIVE AND DECEPTIVELY SPACIOUS THREE STOREY, FIVE BEDROOM PERIOD HOUSE also with lower ground floor cellars standing within pretty gardens with former mill race and grounds which extend to and have a beautiful aspect over the Afon Trystion, set in the heart of the village some 2 miles from Corwen and the A5.

In its present form dating from at least the mid 19th century, this imposing house affords an entrance hall/study, lounge with inglenook fireplace, inner hallway, large and well fitted family kitchen/dining room with doors opening to the westerly facing balcony, First floor landing, bedroom one with en suite, two further double bedrooms and modern family bathroom.

Second floor landing, large and adaptable second floor lounge/bedroom four together with bedroom five with bathroom facilities. Large and adaptable cellar, secluded decked area with barbecue and steps leading down to a very pretty garden within which the mill race flows and thereafter extends down to the river.

Inspection highly 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



The village provides a primary school, pub, general stores and post office, whilst the nearby market towns of Bala, Corwen and Ruthin provide a more extensive range of facilities together with primary and secondary schools. The village is within easy reach of the A5 enabling ease of access towards Llangollen, Wrexham and Chester.

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL/STUDY

2.90m x 2.57m (9'6" x 8'5")



Ornate cast iron fireplace and stone hearth (not in use), recess with fitted shelving and cupboard, wood grain effect floor covering, box panelled radiator.

### INNER HALL

Turned staircase rising off to the first floor, further enclosed staircase leading down to the lower ground floor cellar.

## LOUNGE

4.47m x 3.71m (14'8" x 12'2")



An attractive and well lit room with an impressive stone chimney breast which extends to either side, large raised hearth, canopy and electric stove, two windows to the front elevation, further double glazed window to the side with window seat, painted beamed ceiling, recess for fitted shelving, TV point, two panelled radiators.

## FARMHOUSE STYLE KITCHEN/DINING ROOM

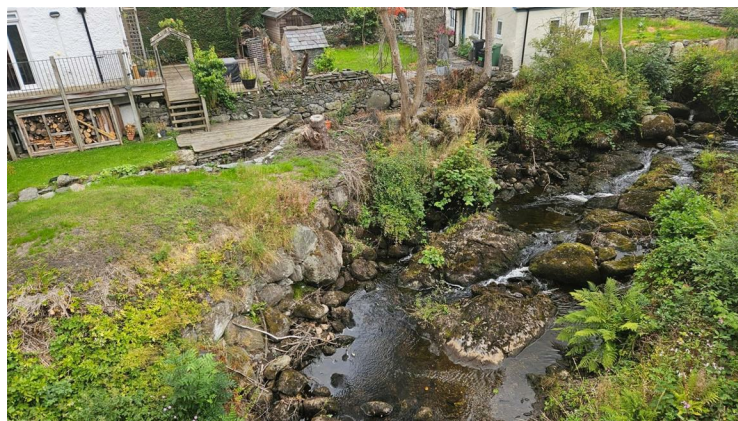
5.11m x 4.39m (16'9" x 14'5")



Delightful room designed to take full advantage of the pleasing aspect over the river with twin glazed doors opening to the balcony and a further double glazed window to the side. The kitchen has stone faced chimney breast with inglenook, raised hearth and a cast iron wood burning stove together with fitted shelving to one side. Modern gas fired



There are also steps leading down to the garden where a former mill race winds its way through the garden with informal lawns to either side. The lawn extends around to the front elevation of the house with a low level stone wall and flower borders.



Beyond the former mill race the garden extends to and adjoins Afon Trystion, a beautiful mountain river coming out of the Berwyn mountains and joining the river Dee approximately a quarter of a mile distant.

#### DIRECTIONS

From the agent's Ruthin office take the A494 Corwen Road proceeding for some 9 miles through the village of Gwyddelwern and on reaching the junction with the A5104 Chester Road turn right. On reaching the traffic lights with the A5 turn left and on crossing the river Dee bridge turn immediately right onto the B4401 Old Bala Road. Continue along this road and on reaching the village of Cynwydd continue to its centre and on passing the village shop on your

right take the next left adjoining the start of the bridge and the property is in front of you.

#### TENURE

Freehold.

#### COUNCIL TAX

Denbighshire County Council 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.

#### 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.

#### 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.

#### VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

FLOOR PLANS - included for identification purposes only, not to scale.

HE/PMW

boiler providing heating and hot water. A range of fitted base and wall units to a Shaker style with light grey painted finish to door and drawer fronts and contrasting solid oak working surfaces to include a modern inset single drainer sink with mixer tap, space for electric cooker with convector hood above, void and plumbing for dishwasher, beamed ceiling, slate floor, panelled radiator.



#### SIDE HALL

Stable door leading out, concealed recess providing void and plumbing for washing machine, tiled floor.

#### CLOAKROOM

Corner wash basin and low level WC, panelled radiator.

#### FIRST FLOOR LANDING

Enclosed staircase to the second floor, fitted shelving to recess, dual aspect, panelled radiator.

#### BEDROOM ONE

3.81m x 2.49m (12'6" x 8'2")



Double glazed window, fitted wardrobe, painted panelling to part of one wall, panelled radiator.

#### EN SUITE SHOWER ROOM

2.06m x 1.78m overall (6'9" x 5'10" overall)



White suite comprising walk in cubicle with electric shower, wash basin and WC, painted match boarding, extractor fan, fitted airing cupboard with pre lagged cylinder and slatted shelving.

**BEDROOM TWO**

3.38m x 3.18m (11'1" x 10'5")



Double glazed window to front with bi fold shutters, out built three door wardrobe and panelled radiator.

**BEDROOM THREE**

2.90m x 2.77m (9'6" x 9'1")



Double glazed window, pine fronted fitted wardrobe, panelled radiator.

**BATHROOM**

3.12m x 1.78m (10'3" x 5'10")



White suite comprising panelled bath with glazed screen and combination shower tap unit, pedestal wash basin and WC, part tiled walls, double glazed window, understairs cupboard, panelled radiator.

**SECOND FLOOR LANDING**

Useful under eaves open fronted wardrobe.

**LOUNGE/BEDROOM FOUR**

6.35m x 4.50m (20'10" x 14'9")



A large and versatile room with high vaulted ceiling together with painted purlins and two Velux roof lights, it also benefits from a double glazed window to front and two panelled radiators. Wood panelling to two walls.



**BATHROOM/OCCASIONAL BEDROOM**

4.47m x 3.10m (14'8" x 10'2")



Also a versatile room with vaulted ceiling, it provides an ideal bedroom area with fitted wardrobe, open shelving and low level double glazed window. In addition there is a panelled bath with combination shower/tap unit and a separate cloakroom with wash basin and WC. Panelled radiator.

**CELLARS**

4.39m x 2.90m (main room). 2.79m x 1.88m (room tw (14'5" x 9'6" (main room). 9'2" x 6'2" (room two))



Approached via a staircase from the hall or from the rear garden with door in, it provides a very useful area. The main room provides a utility room with beamed ceiling, stone floor, fitted sink with cold supply and panelled radiator. There are three further rooms off, two with more limited headroom.

**OUTSIDE**



The property is approached to the side via a wicket gate leading to a domestic area and thereafter steps leading down to a sheltered decked patio which has a predominately southerly aspect with barbecue. There are steps leading up to the balcony which extends across the front of the kitchen/ dining room.