



GROSS INTERNAL AREA  
FLOOR PLAN 1,044 sq.ft.  
TOTAL : 1,044 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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	85

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(21-34) E		
(11-20) F		
(1-10) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



## 9 Maes Hir

Llandrillo, Corwen, Denbighshire,  
LL21 0SQ

**Price**  
**£275,000**

**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.

A BEAUTIFULLY APPOINTED 2 BEDROOM DETACHED BUNGALOW WITH LARGE CONSERVATORY, STANDING IN A CORNER PLOT TO THE HEAD OF A SMALL SECLUDED CUL-DE-SAC LOCTAED ON THE EDGE OF THIS POPULAR VILLAGE COMMUNITY.

Benefitting from splendid views over adjoining farmland into the heart of The Pennant Valley looking into the Berwyns the bungalow affords an L-shaped reception hall, large through lounge with french windows opening to the rear garden and far reaching views, modern fitted kitchen, large conservatory/dining room, 2 double bedrooms, one with fitted wardrobes, the second with glazed door to patio, modern bathroom. Attached garage converted to provide a store and large utility room.

Long drive for 4 cars, informal lawns and very private south facing garden to rear. NO ONWARD CHAIN.



**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**

Black wood grain effect and composite double glazed door with matching panel to side leading to an L shaped reception hall.

**RECEPTION HALL**

Coved ceiling, cloaks cupboard with hanging rail and high level shelf, oak laminate flooring, box panelled radiator.

**LOUNGE**

6.25m x 3.23m (20'6" x 10'7")



An attractive and well lit through room with double glazed window to front affording a pleasing aspect along the cul de sac towards the village centre whilst to the rear there are double glazed sliding patio windows affording a splendid aspect in a southerly direction into the heart of the Pennant valley and Berwyn mountains. Coved ceiling, wall light points, enclosed Aarrow wood burning stove on a raised slate hearth, TV point, panelled radiator.

**KITCHEN/BREAKFAST ROOM**

2.87m x 2.87m (9'5" x 9'5")



Fitted with a modern range of base and wall mounted cupboards and drawers with a light grey tone finish to door and drawer fronts, contrasting light wood grain effect working surfaces to include an inset one and half bowl sink with mixer tap and drainer, inset four ring mains gas Zanussi hob together with oven and glass and stainless steel convector hood above. Integrated dishwasher, cupboard housing a Worcester gas fired boiler, integrated fridge. Attractive tiled splashbacks, ceramic tile floor, coved ceiling, box panelled radiator. Georgian style glazed door leading to conservatory/dining room.

**CONSERVATORY/DINING ROOM**

4.50m x 3.89m (14'9" x 12'9")



Designed to take full advantage of the outstanding views along the Pennant valley, it provides a large and adaptable room with double glazed windows to three sides, two double glazed doors leading out to the patio, a lined and slated ceiling with downlighters and Velux roof light. Ceramic tile flooring, panelled radiator.

**BEDROOM ONE**

3.28m x 3.10m (10'9" x 10'2")



Double glazed window with far reaching views, three section mirror fronted sliding door wardrobe with hanging rails and shelving, panelled radiator.

**BEDROOM TWO**

3.28m x 3.02m (10'9" x 9'11")



Double glazed window into the valley together with a full depth and glazed door leading out to a wide patio, coved ceiling, panelled radiator.

**BATHROOM**

2.46m x 1.80m (8'1" x 5'11")



Modern white suite comprising panelled bath with glazed screen and high output shower, fitted

cabinet incorporating large wash basin and low level WC with concealed cistern, mirror fronted medicine cabinet, part tiled walls, ceramic tiled flooring, double glazed window, large chrome towel radiator.

**OUTSIDE**

The property stands in a large corner plot to the head of the cul de sac, it has a deep and open plan lawned garden to front with a tarmac driveway leading in providing ample space for parking several cars and turning area. A flagged patio leads around to the right hand gable.

**ATTACHED FORMER GARAGE**

The garage has been converted to provide a utility room and storage space. To the front it has a metal up and over door leading to a useful bike and bin store measuring 9'4" x 4'5" and a utility room 12'2" x 9'4", fitted base unit with inset sink, fitted cupboards, void and plumbing for washing machine, wall shelving, double glazed window, matching double glazed door leading to the rear garden.

**REAR GARDEN**

The rear garden is a particular feature of the bungalow as it enjoys a wide boundary overlooking the adjoining farmland and beyond there are splendid and panoramic views across the Pennant valley into a magnificent wooded hillside and beyond to the Berwyn mountains. There are informal lawned areas together with extensive flagged patios, established and well stocked flower and shrub borders with specimen roses, shrubs, ornamental pond and young trees to include three rowans. Timber framed and panelled garden shed.

**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

**DIRECTIONS**

From the Agent's Ruthin Office, take the A494 Corwen road, proceeding for some nine miles 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 turn left and immediately upon crossing the River Dee bridge, turn right onto the B4401 Old Bala Road. Proceed through the village of Cynwyd and continue to Llandrillo. On entering take the first sharp left just before the village hall and proceed into the Maes Hir cul-de-sac.

**TENURE**

Believed to be Freehold.

**COUNCIL TAX**

Denbighshire County Council - Band D