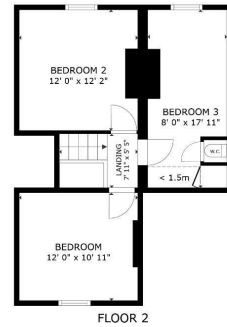


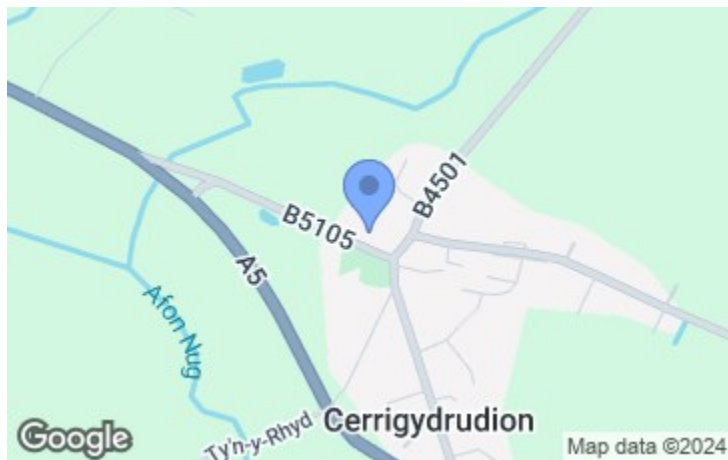
GROSS INTERNAL AREA:  
FLOOR 1 729 sq.ft. FLOOR 2 477 sq.ft.  
EXCLUDED AREAS: REDUCED HEADROOM 11 sq.ft.  
TOTAL: 1,206 sq.ft.

Matterport



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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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>77</b>

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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**Lower School House**  
Cerrigydrudion, Corwen, Conwy,  
LL21 0RT

**Price**  
**£200,000**

AN ATTRACTIVE 3 BEDROOM END OF TERRACED HOUSE WITH DETACHED GARAGE, PARKING AND LARGE LAWN GARDENS, STANDING IN A SLIGHTLY ELEVATED SETTING JUST ON THE PERIPHERY OF THE VILLAGE CENTRE WITH FAR REACHING WESTERLY VIEWS ACROSS ROLLING COUNTRYSIDE TOWARDS ERYRI.

This unique home forms part of a small row of only 4 homes set back from the road some 75 meters from The Square in the village centre. Having benefitted from improvement with thermal lagging in part it affords an out-built side entrance porch, hall with fine staircase, lounge, dining room, both with rural views, large modern kitchen/breakfast room, utility room and bathroom. First floor landing, 3 double bedrooms, one with cloaks & w.c.

Shared entrance with driveway to one side providing parking and access to the garage. Large garden extending down to the road with informal lawns, raised beds and parking for a caravan or trailer. Enclosed and private lawn garden to rear with 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

Cerrigydrudion is a small rural town standing in the heart of rolling countryside on the A5 Trunk Road some 20 miles from Llangollen and 14 miles Ruthin. The village has a general store and a primary school, with secondary education available in both Bala and Ruthin.

## THE ACCOMMODATION COMPRISES

### ENTRANCE PORCH



Dark anthracite wood grain and composite glazed door leading to an out built and enclosed entrance porch with double glazed window to side, herringbone effect floor finish. Glazed door with light over leading to central hall.

### CENTRAL HALL

Wide and turned yellow pine staircase rising to a gallery landing, matching flooring, electric night storage heater. Sliding door to lounge.

### LOUNGE

3.56m x 3.33m (11'8 x 10'11)



Large double glazed window to front with views across the village towards rolling countryside. TV point, electric night storage heater.

## DINING ROOM

3.63m x 3.58m (11'11 x 11'9)



An attractive room with a wide double glazed window affording views in a westerly direction towards wooded countryside, matching flooring, electric night storage heater.



## KITCHEN/BREAKFAST ROOM

5.77m x 2.49m (18'11 x 8'2)



A spacious room fitted with a modern range of base and wall mounted cupboards and drawers with a light grey tone finish to door and drawer fronts and contrasting wood effect working surfaces to include an inset single drainer sink with mixer tap, space for slot in electric cooker with convector hood and light above, further space for fridge and upright fridge/freezer, void and plumbing for washing machine, larder unit, wall mounted electric panelled radiator. Glazed and oak framed door leading to utility room.



## UTILITY ROOM

3.71m x 3.00m (12'2 x 9'10)



Plumbing for washing machine, pedestal wash basin with tiled splash, high vaulted roof, double glazed window, matching door leading to rear. Further door leading through to a very useful garden store room.

## BATHROOM

2.44m x 2.39m (8' x 7'10)

Coloured suite comprising panelled bath with electric shower over, pedestal wash basin and WC. Part tiled walls, wall mounted fan heater, double glazed window with obscured glass, matching flooring.

## FIRST FLOOR LANDING

### BEDROOM ONE

3.66m x 3.33m (12' x 10'11)



Double glazed window with far reaching westerly views across rolling countryside,

high vaulted ceiling, wall mounted electric panelled radiator.

### BEDROOM TWO

3.71m x 3.66m (12'2 x 12')



Double glazed window with aspect to the rear, high vaulted ceiling, wall mounted electric panelled radiator.

### BEDROOM THREE

0.58m max x 2.44m (1'11 max x 8')



High vaulted ceiling, double glazed window to rear, wall mounted electric panelled radiator, closet with low level WC. Further cupboard to side.

## OUTSIDE



The property is approached over a communal entrance leading to this and adjoining property. Thereafter the driveway extends to the right hand side providing ample space for parking together

with hard standing for a caravan or boat. The front garden is a particular feature of note as it is both large and with a westerly aspect with a wide sweeping lawn, raised kitchen garden with fruit tree and specimen conifers. To the left hand elevation is a further parking area and access to a detached garage. Gated access leading to an enclosed and quite private rear garden with domestic area and steps leading up to a shaped lawn with a further patio area, the whole bounded to the rear by substantial random stone wall. There is a pedestrian walkway leading from the domestic area through to the front of the house.



### GARAGE

Currently used as a workshop with electric light and power installed.

### DIRECTIONS

From Ruthin take the B5105 Cerrigydrudion Road proceeding for some 14 miles. Passing through villages of Clawddnewydd and Llanfihangel. On reaching Cerrigydrudion thereafter follow

the road to the village centre, and bear right through the square in the direction of the A5 and the property will be found after a short distance set back on the right.

### COUNCIL TAX

Conwy County Borough Council - Tax Band E

### TENURE

Believed to be Freehold.

### 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