

6 Penrhos
Bryneglwys, Corwen, Denbighshire,
LL21 9LU

Price
£185,000

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.

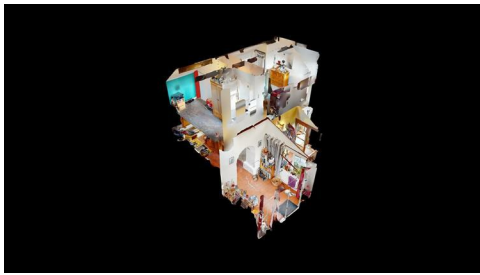
Cavendish Ikin trading as Cavendish Estate Agents Ltd.

A two-bedroom detached house of character which was formerly a smithy with many original features, standing within private and mature gardens located just on the periphery of this popular rural village between Corwen and Llandegla. It affords out built porch, spacious lounge with beamed ceiling and stone-lined fireplace and stove, bespoke kitchen, conservatory/dining room extension, bathroom with utility area, first-floor landing and two bedrooms. Private and mature gardens with garden stores and gravel parking area for two cars to front.

LOCATION

Bryneglwys is a small rural community standing on the A5104 Chester / Corwen Road, some 8 miles from Ruthin, and 5 miles from Corwen. The nearby market towns are within easy reach, providing an excellent range of facilities. Bryneglwys is some 27 miles from Chester and 14 miles from Mold.

3D VIRTUAL TOUR



Available to view on-line.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Part-glazed door leading to porch.

PORCH

1.83m x 1.60m (6 x 5'3)

An outbuilt enclosed porch with single-glazed windows overlooking the front garden, vaulted ceiling and heather brown tiled floor. Wood grained-effect composite and double-glazed door opening to lounge.

LOUNGE

4.42m x 3.66m (14'6 x 12)



An attractive room with heavy beamed

ceiling, feature stone-lined chimney breast with raised hearth and a cast iron multifuel fire grate. Modern double-glazed cottage style window to front with deep sill, staircase rising off and radiator.



KITCHEN

3.61m x 1.68m (11'10 x 5'6)

Fitted with a handmade range of base and wall-mounted cupboards and drawers with solid pine panelled door and drawer fronts and oak working surfaces. White glazed Belfast sink with mixer tap, space to slot in an electric cooker with convector hood and light over, cabinet made for an upright fridge freezer, double-glazed window, mosaic effect wall tiling in part and a red heather brown tiled floor. Archway to dining room.

DINING

ROOM/CONSERVATORY

2.74m x 2.67m (9 x 8'9)

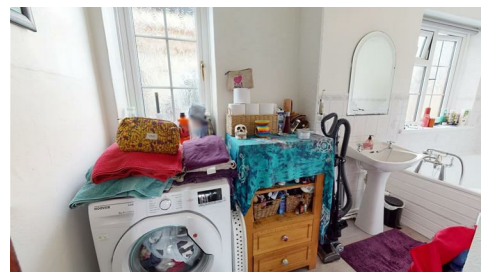


Forming part of a conservatory extension designed to take full advantage of the pleasing aspect over the rear garden, it has double-glazed windows to either side and Georgian style double-glazed twin doors opening to the garden. Pitched roof, matching heather brown tiled floor to kitchen and radiator.



UTILITY/BATHROOM

4.17m x 1.30m overall (13'8 x 4'3 overall)



Located off the lounge there is a small area providing a utility area with modern double-glazed window, plumbing for washing machine and space for tumble dryer. It adjoins the bathroom with a white suite comprising panelled bath with combination shower and tap unit, a separate shower over with screen, wash

basin and WC, part-tiled walls, modern double-glazed window and radiator.



FIRST-FLOOR LANDING

Fitted bookshelf to recess.

BEDROOM ONE

3.58m x 3.28m (11'9 x 10'9)



Cottage style double-glazed window to front, vaulted ceiling with exposed purlins, walk-in cupboard and radiator.



BEDROOM TWO

3.76m x 1.83m (12'4 x 6)



Cottage style double-glazed window to front, vaulted ceiling with exposed purlins, enclosed cupboard with a Worcester LPG gas-fired boiler providing hot water and heating and panel radiator.

OUTSIDE



The gardens are to the western and front elevation of the house designed to take full advantage of the pleasing aspect. It affords a high degree of privacy with mature hedging to a village road. There is a wide gravelled and paved patio together with shaped lawn and established flower shrub borders. There is a pathway leading down to a gravelled area to the front and a timber framed and panelled garden shed, large and modern summerhouse. Beyond is space for parking for two cars.

DIRECTIONS

From the agent's Ruthin office proceed down Well Street and on reaching the junction with Station Road bear right and follow the road out of town for some four miles, proceeding through LLanfair DC and continue past the Llysfas Cultural

College into Nant Y Garth Pass. Follow the Pass for about one mile and take the right turning signposted Bryneglwys. Follow the country lane over the hill and on reaching the T-junction with the A5104 Chester Road turn right. Continue for about one mile and take the first left fork into Bryneglwys village and continue for about 100 yards and the property will be found on the right-hand side.

TENURE

Understood to be freehold.

COUNCIL TAX

Denbighshire County Council - Tax Band C

AML

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.

VIEWING

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

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

ESJ/HME