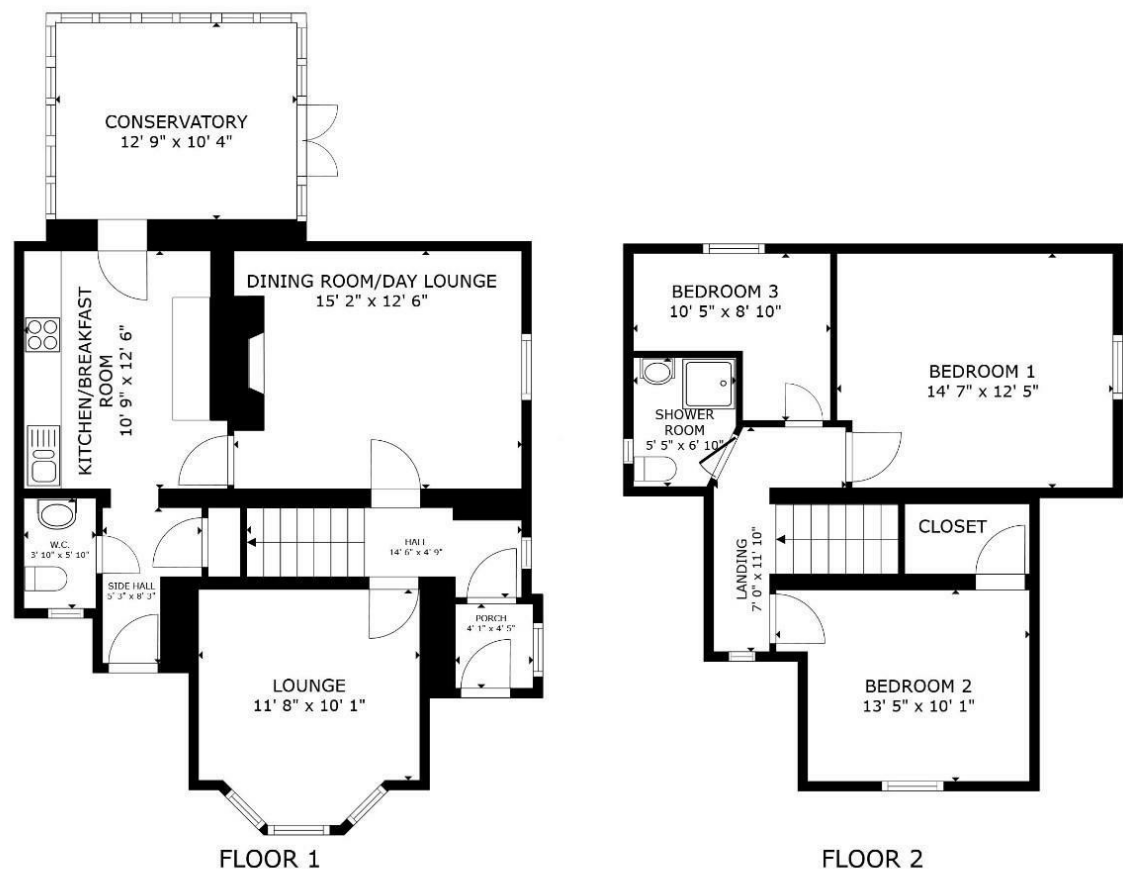
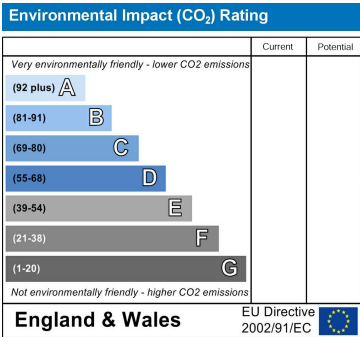
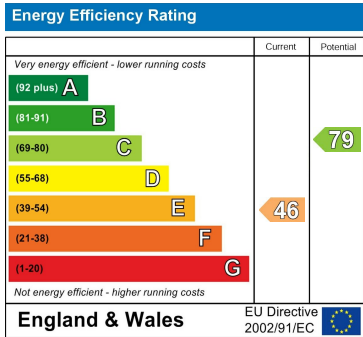


Minaber, 7 Glyndwr Terrace, Corwen, LL21 0DT



GROSS INTERNAL AREA  
FLOOR 1 809 sq.ft. FLOOR 2 538 sq.ft.  
TOTAL : 1,347 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport —



## Minaber, 7 Glyndwr Terrace

Corwen,  
LL21 0DT

Price  
£195,000

AN ELEGANT TWO/THREE BEDROOM DETACHED PERIOD HOUSE refurbished to provide a very attractive and comfortable family home with two reception rooms, large conservatory and fitted kitchen/breakfast room with rear porch, cloakroom/WC and a very useful cellar. It also benefits from an enclosed courtyard garden to rear and parking space to side.

Located on the periphery of the town centre and benefiting from gas central heating and bespoke UPVC double glazed windows, the accommodation affords an outbuilt and enclosed entrance porch, central hall with wide staircase, lounge, dining room/day lounge, fitted kitchen/breakfast room, conservatory, side hall with cloaks and WC and access to the cellar. First floor landing, two large double bedrooms both with fitted wardrobes and occasional bedroom three with fitted wardrobe. Shower room and WC.

Driveway to side providing parking for one car.

INSPECTION RECOMMENDED

rightmove

naei | propertymark  
PROTECTED

The Property  
Ombudsman

www.cavendishproperties.co.uk

Cavendish  
ESTATE AGENTS

St Peter's Square Ruthin, Denbighshire, LL15 1AE  
Tel: 01824 703030  
Email: ruthin.sales@cavmail.co.uk  
www.cavendishproperties.co.uk

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.

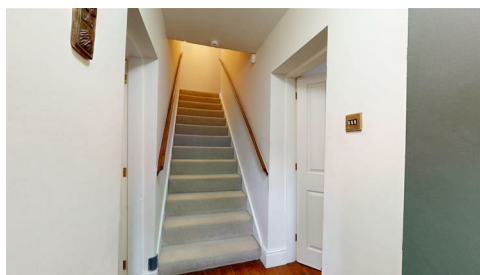


**LOCATION**

Corwen is located in the heart of the Upper Dee Valley some 10 miles from Llangollen, 12 miles from Ruthin and with good road links towards Chester and Wrexham.

**THE ACCOMMODATION COMPRISES****FRONT ENTRANCE PORCH**

Black wood grain effect composite and double glazed door leading to enclosed porch, tiled floor, double glazed window, UPVC double glazed inner door leading to reception hall.

**RECEPTION HALL**

Double glazed window to side, wide staircase rising to the first floor, panelled radiator.

**LOUNGE**

3.56m x 3.07m (11'8 x 10'1)



A deep splay bay window to the front elevation with attractive cottage style double glazed windows, pine floorboarding, dado rail, two box panelled radiator.

**DINING ROOM/DAY LOUNGE**

4.62m x 3.81m (15'2 x 12'6)



Attractive double glazed cottage style window to

side, polished pine flooring, multi fuel log burner with black marble with a slate hearth and floating beam, dado rail, panelled radiator.

**KITCHEN/BREAKFAST ROOM**

3.81m x 3.28m (12'6 x 10'9)



Fitted with an extensive range of base and wall mounted cupboards and drawers with contrasting stone effect working surfaces to include an inset one and half bowl stainless steel sink with mixer tap, inset four ring gas hob with convector hood and light over, integrated double oven, fridge/freezer, dishwasher, attractive tiled splashbacks, under cupboard lighting, ceiling downlighters, stone effect ceramic tile flooring, radiator. UPVC double glazed door leading to the conservatory.

**CONSERVATORY**

3.89m x 3.15m (12'9 x 10'4)



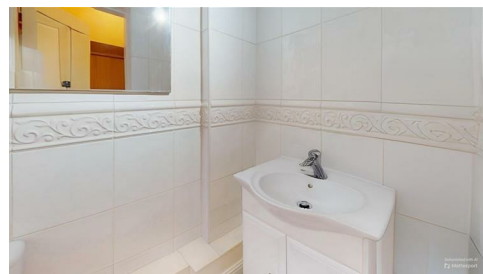
A large room with hardwood framed and double glazed windows and double glazed doors leading out. Pitched polycarbonate roof, stone effect floor tiling with underfloor heating.

**SIDE PORCH**

Double glazed door leading to the domestic area, access off leading to the cellar.

**CELLAR**

Wide staircase leading down to a very useful room with good head room and electric light and power installed.

**CLOAKROOM/WC**

Double glazed window, low level WC and wash basin.

**FIRST FLOOR LANDING****BEDROOM ONE**

4.45m x 3.78m (14'7 x 12'5)



Double glazed window overlooking London Road, walk in wardrobe (7'1" x 3'5"), panelled radiator.

**OUTSIDE**

The property is approached through wrought iron gates to a tarmacadam driveway which is in the ownership of the property and provides space for parking one car. There is gated access leading to the rear garden.

**REAR GARDEN/PATIO**

An enclosed and private courtyard garden which extends around the conservatory to provide a sunken patio area with established borders and access leading along the left hand gable to the front where there is a useful domestic area with an outbuilt garden store room and gate access leading to London Road.

**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 T junction with the A5104 Chester Road turn right. Proceed to the traffic lights with the A5 and turn left and follow the road over the river Dee bridge into Corwen. Proceed through the square to the centre of Corwen and continue past the car garage set back on the right hand side and Glyndwr Terrace will be found after only a short distance on the left.

**TENURE**

Understood to be Freehold

**COUNCIL TAX**

Denbighshire County Council - Council Tax Band C.

**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