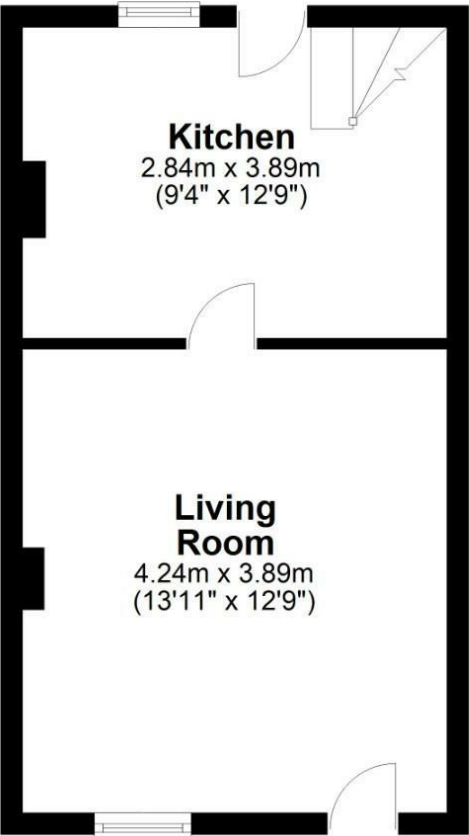


Llwyn Onn Glyndyfrdwy, Corwen, LL21 9HB

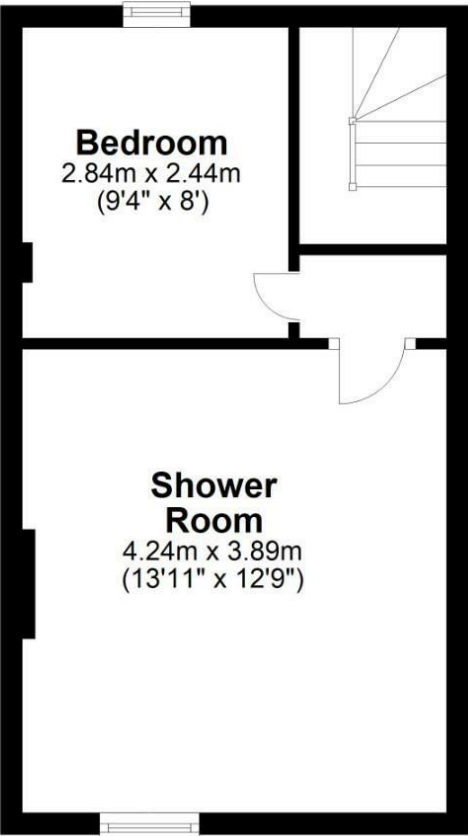
Ground Floor

Approx. 27.9 sq. metres (300.5 sq. feet)

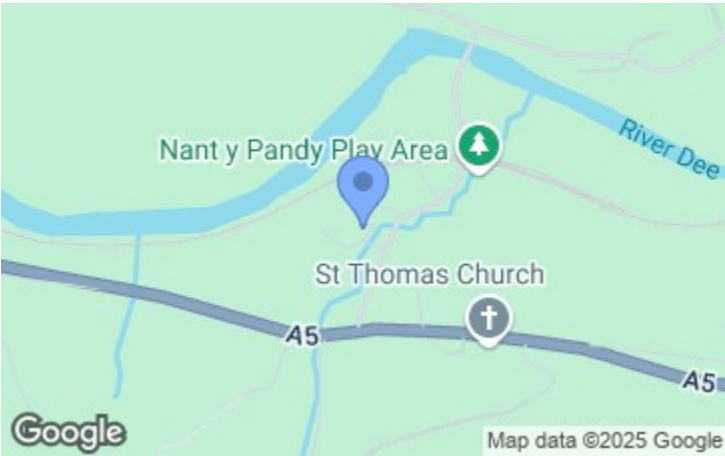


Second Floor

Approx. 27.9 sq. metres (300.5 sq. feet)



Total area: approx. 55.8 sq. metres (601.1 sq. feet)



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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Cavendish
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www.cavendishproperties.co.uk



Llwyn Onn
Glyndyfrdwy, Corwen,
LL21 9HB

Offers Over
£70,000

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.

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RE-DEVELOPMENT OPPORTUNITY.. FOR INVESTORS & CASH BUYERS

IN NEED OF REPAIR AND MAJOR REFURBISHMENT A TWO BEDROOM END OF TERRACED HOUSE LOCATED IN THE CENTRE OF THE VILLAGE IN THE HEART OF THE DEE VALLEY AND ALMOST EQUIDISTANT BETWEEN CORWEN AND LLANGOLLEN.

GROUND FLOOR LIVING ROOM. KITCHEN.
FIRST FLOOR BEDROOM 1 WITH SHOWER AND W.C. SECOND BEDROOM.

SMALL GARDEN ARE TO ONE SIDE & REAR ADJOINING A MINOR STREAM.

LOCATION

Glyndyfrdwy is a small village standing on the A5 almost equidistant between Llangollen and Corwen. It is a beautiful rural area in the heart of The Dee Valley between the Berwyn and Llantysilio Mountains, and is noted for it's many country walks and bridleways, The Llangollen Heritage railway and The River Dee.

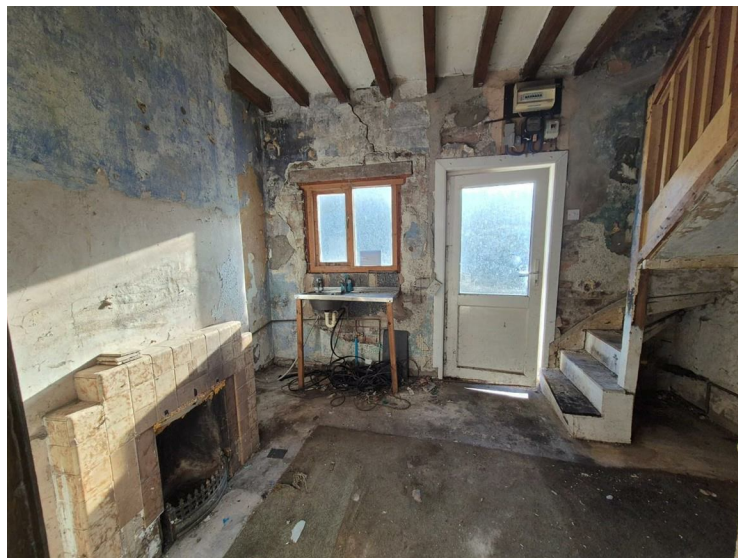
LIVING ROOM

3.99m x 3.68m (13'1 x 12'1)



KITCHEN

3.89m x 2.84m (12'9 x 9'4)



FIRST FLOOR - BEDROOM 1

3.86m x 3.91m max (12'8 x 12'10 max)



To include partitioned area with shower room. Cubicle, wash basin & w.c.

BEDROOM 2

2.84m x 2.54m (9'4 x 8'4)



OUTSIDE



Gate access to side to a small side garden and access to the rear elevation.

PLEASE NOTE: The owner of the adjoining property has a right of way over this area.

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 junction with the A5104 Chester Road turn right. On reaching the traffic lights with the A5 turn left and follow the road over the River Dee bridge and through the town of Corwen. Continue through Lliart Y Parc and on reaching Glynyfrydwy turn left in the village centre in the dip in the road and continue some 250 metres and the property is on the right.

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.

TENURE

Believed to be freehold.

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.

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.

COUNCIL TAX

Denbighshire County Council - Tax band B

VIEWING

By arrangement with the agents office.