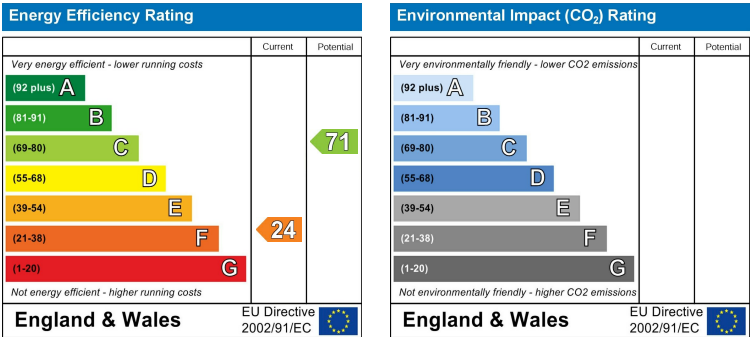


4 Brook Cottage Bryn Derwyn Terrace, Glyndyfrdwy, Corwen, LL21 9HE



Cavendish

ESTATE AGENTS

St Peter's Square Ruthin, Denbighshire, LL15 1AE

Tel: 01824 703030

Email: ruthin.sales@cavmail.co.uk

www.cavendishproperties.co.uk



4 Brook Cottage Bryn Derwyn Terrace

Glyndyfrdwy, Corwen,
LL21 9HE

Price
£187,500

AN ATTRACTIVE TWO BEDROOM, END OF TERRACED HOUSE OF INDIVIDUAL DESIGN TOGETHER WITH PARKING FOR TWO CARS AND SECLUDED WESTERLY FACING PATIO AND GARDENS WHICH EXTEND DOWN TO A MOUNTAIN STREAM, A TRIBUTARY OF THE RIVER DEE.

Located just off the centre of this popular rural village in the heart of the Upper Dee valley between Llangollen and Corwen. The well maintained accommodation is arranged over three floors and affords an outbuilt front porch, lounge with feature fireplace, bathroom, lower ground floor kitchen/dining room with stone chimney breast and beamed ceiling, first floor landing with two bedrooms. Modern LPG central heating, two timber panelled and clad storage sheds. Winding pathway leading to the rear where there is a wide flagged patio area and a winding pathway leading down through the lawns to the mountain stream.

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

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.

THE ACCOMMODATION COMPRISES

An outbuilt timber framed and panelled porch with glazed door leading in.

PORCH

Glazed window to side and panelled door leading to lounge.

LOUNGE

4.57m max x 3.84m (15' max x 12'7")



An attractive room with high coved ceiling, feature brick fireplace and hearth with

open fire grate, TV point, cottage style double glazed window to front with deep sill, staircase rising off and enclosed staircase leading to the lower ground floor and woodgrain-effect flooring. Panelled radiator.

BATHROOM

4.57m x 1.17m (15' x 3'10")



Three piece suite comprising a shaped bath with thermostat controlled shower over, pedestal wash basin and WC. Part tiled walls, double glazed window, fitted double door cupboard with shelving, woodgrain-effect flooring and panelled radiator.

LOWER GROUND FLOOR**OPEN PLAN KITCHEN/DINING ROOM**

4.80m x 4.37m (15'9" x 14'4")



Fitted base units with roll top working surface and inset single drainer sink with mixer tap and drainer, peninsula breakfast bar with a wide woodgrain-effect worktop

providing a breakfast bar area it includes an inset four ring electric hob and integrated oven, understairs cupboard and a deep recess providing space for upright fridge freezer, void and plumbing for washing machine, double glazed window with a pleasing aspect over the rear patio and gardens and beyond to the Llantysilio mountains. Original painted stone chimney breast with a raised hearth, heavy beam ceiling, tile-effect floor finish.

UPPER FLOOR LANDING**BEDROOM ONE**

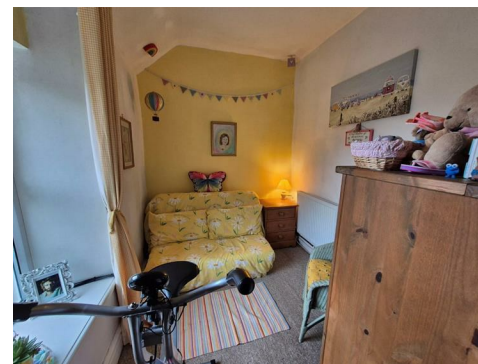
3.51m x 3.07m (11'6" x 10'1")



A spacious bedroom with a partially vaulted ceiling, cottage style double glazed window to front, deep recess to one side providing an open fronted wardrobe with hanging rails and shelving, ornate cast iron fireplace (not in use), panelled radiator.

**BEDROOM TWO**

4.62m x 2.03m max (15'2" x 6'8" max)



Partially vaulted ceiling, double glazed window with splendid westerly views along the Upper Dee valley with aspect over Llantysilio mountains and wooded countryside, panelled radiator.

OUTSIDE

To the rear is an enclosed and predominantly south facing patio which has a delightful aspect over the centre of the rear garden and beyond along the valley of the Upper Dee. A wide pathway extends around to the gable elevation where the LPG storage tank is sited and steps lead up to the parking area to one side. A wide parking area for two cars together with two timber framed and timber clad store sheds; both with electric light and power installed.

**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 Llidiart Y Parc and on reaching Glyndyfrdwy turn left in the village centre in the dip in the road and continue some 50 metres and the property is on the left.

TENURE

Freehold.

COUNCIL TAX

Denbighshire County Council - Tax Band B

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.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

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

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

HE/SC