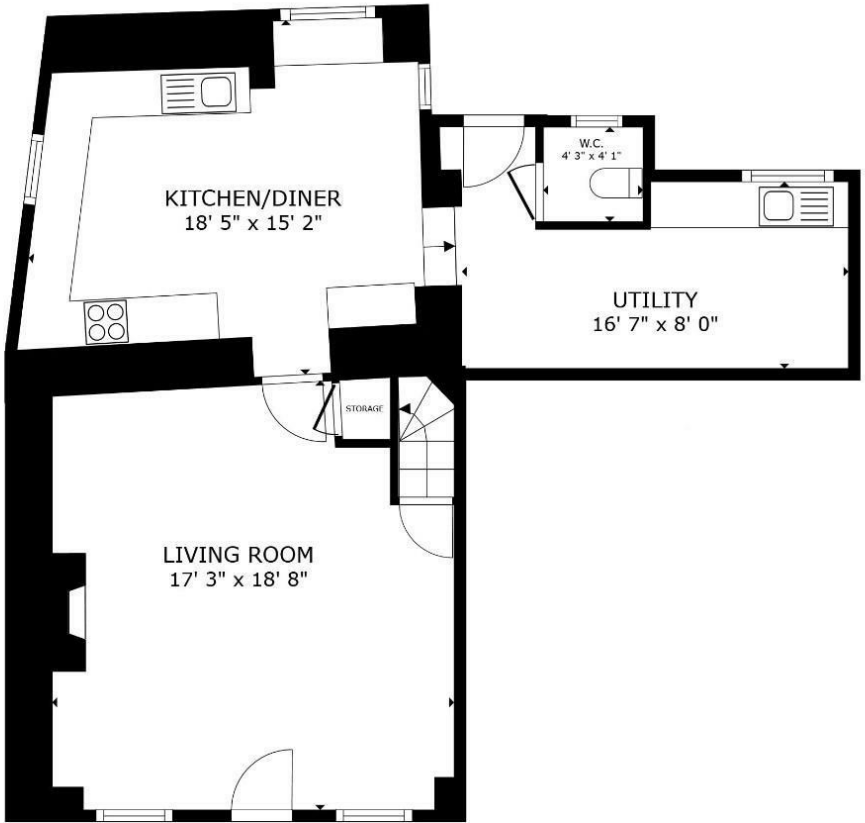
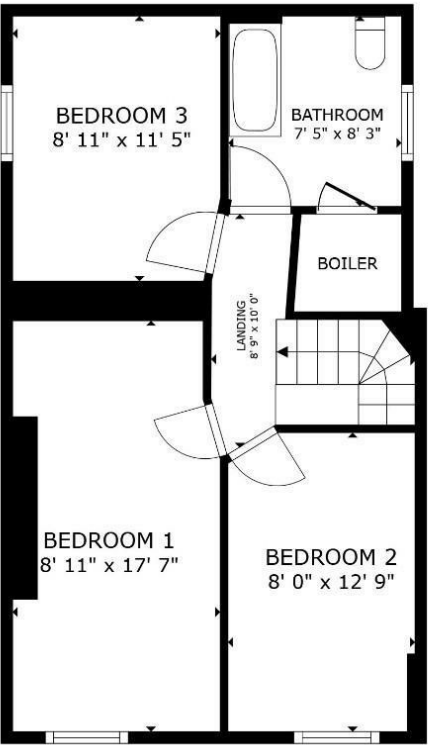


Llys Y Felin Cynwyd, Corwen, Denbighshire, LL21 0LF

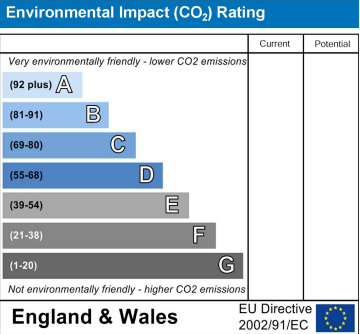
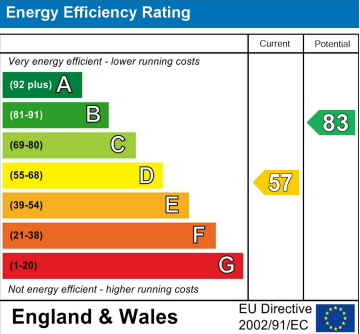
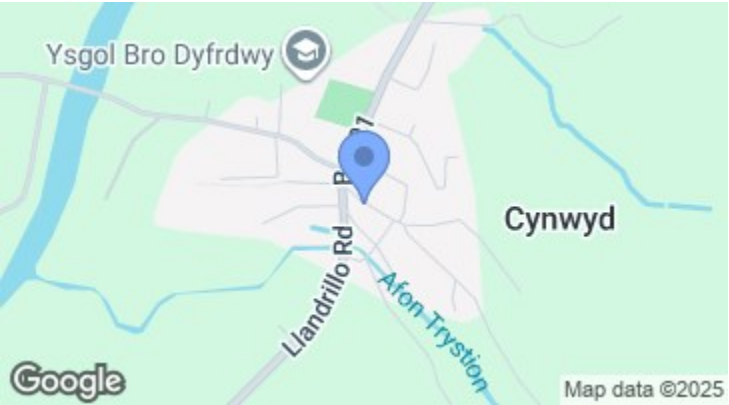


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 717 sq.ft. FLOOR 2 519 sq.ft.
TOTAL : 1,236 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Llys Y Felin
Cynwyd, Corwen, Denbighshire,
LL21 0LF

Price
£220,000

A character three bedroom semi detached period cottage with spacious rooms and enclosed walled garden, situated to the centre of this popular village community within the upper Dee Valley, some 2 miles from Corwen and 14 miles from Ruthin. This attractive property has benefitted from improvement by the present owners to provide comfortable living accommodation to include a spacious living room (17'3" x 17'1") with beamed ceiling and multi fuel stove, kitchen/dining room with modern range of units and oak worktops and a large utility room with WC. To the first floor; three double size bedrooms and a spacious bathroom with a modern suite and electric shower. Improvements include an updated gas fired heating system, replacement exterior doors and re-roofing to part. A particular feature is the enclosed garden with patio, shed and log store. Viewing highly recommended.

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



The village provides a primary school, pub, general stores and post office, whilst the nearby market towns of Bala, Corwen and Ruthin provide a more extensive range of facilities together with primary and secondary schools. The village is within easy reach of the A5 enabling ease of access towards Llangollen, Wrexham and Chester.

THE ACCOMMODATION COMPRISES
FRONT ENTRANCE



Modern light wood grain effect composite door to living room.

LIVING ROOM
5.26m x 5.21m (17'3" x 17'1")



A spacious open plan room with two double glazed UPVC sash style windows to the front elevation, open beamed ceiling, deep stone lined fireplace with slate hearth and multi fuel stove, TV aerial point, fitted shelving into alcoves to either side of the chimney breast and radiator. Enclosed staircase to the first floor with storage cupboard beneath and feature internal glazed door to kitchen/diner.



KITCHEN/DINER
5.03m x 3.51m (16'6" x 11'6")



A large open plan room combining kitchen and dining areas with an attractive range of deep blue fronted base and wall units with contrasting solid oak worktops with tiled splashback and inset single drainer stainless steel sink unit with mixer tap. Integrated appliances comprising touch control induction hob with concealed cooker hood, electric single oven beneath, slimline dishwasher and fridge. Open beamed ceiling, double glazed windows to three aspects with views over the gardens, wood effect flooring and radiator.



UTILITY
5.05m x 1.78m (16'7" x 5'10")



A large utility room with fitted worktop with inset sink unit and base cupboard beneath, double glazed window, continuation of the wood effect flooring, plumbing for washing machine, radiator and double glazed exterior door.

CLOAKROOM/WC
0.94m x 0.91m (3'1" x 3')

Comprising WC and double glazed window.

FIRST FLOOR LANDING
Double glazed roof light providing an abundance of natural light, radiator and panelled interior doors to all rooms.

BEDROOM ONE
5.23m x 2.67m (17'2" x 8'9")



Double glazed UPVC sash style window to the front with views over the square, loft access and radiator.

BEDROOM TWO
3.91m x 2.46m (12'10" x 8'1")



Double glazed UPVC sash style window to the front elevation and radiator.

BEDROOM THREE
3.43m x 2.90m (11'3" x 9'6")



A double size room with double glazed window to the side gable and radiator.

BATHROOM
2.64m x 2.08m (8'8" x 6'10")



Fitted with a modern three piece suite comprising panelled bath with electric shower and screen, pedestal wash basin and WC. Chrome towel radiator, double glazed window with frosted glass, extractor fan and deep built in storage cupboard housing a modern Ideal gas fired central heating boiler.

OUTSIDE



To the rear is a good size walled garden with gated access onto the road. Part lawn and flagged areas together with raised shrubbery borders and views over part of the village across to surrounding countryside. Within the garden there is a large timber garden store, log store and a small aluminium framed greenhouse. Outside tap and light.



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 junction with the A5104 Chester Road turn right. On reaching the traffic lights with the A5 turn left and on crossing the river Dee bridge turn immediately right onto the B4401 Old Bala Road. Continue along this road and on reaching the village of Cynwydd continue to its centre and turn left immediately after the Inn into the Village Square whereupon the property is in front of you.

TENURE
Understood to be Freehold

COUNCIL TAX
Denbighshire County 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 Mold Office 01352 751515.

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

DW/PMW