



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
		Potential			Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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

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Cavendish Ikin trading as Cavendish Estate Agents Ltd.



Pen Y Banc

Cerrigydrudion, Corwen,
LL21 9SP

Price
£450,000

AN IMPOSING AND BEAUTIFULLY PRESENTED FIVE BEDROOM DETACHED HOUSE WITH GARAGE AND PARKING, STANDING IN A PROMINENT POSITION TO THE CENTRE OF THIS POPULAR VILLAGE, SOME 14 MILES WEST OF RUTHIN.

Originally built and used as a bank and managers accommodation, this handsome building has been sympathetically remodelled and refurbished to provide a very spacious and versatile family home. It affords a stunning 32'9ft x 21'10 ft lounge with fine oak flooring and a feature fireplace with coloured enamelled stove, a large and highly appointed L-shaped kitchen and dining room, inner hall and large utility room and a luxury cloakroom and WC. To the first floor is a central landing, large principal bedroom with luxury ensuite shower room, four further double bedrooms and luxury bathroom. Oil heating with underfloor to the majority of the ground floor accommodation, newly upgraded acoustic double glazed windows in part, landscaped, low maintenance gardens with wide gravel areas, secluded and sheltered patio, a covered area with a boiler room and adjoining garage. Inspection highly recommended.

LOCATION

Pen Y Banc is a unique family residence which has been refurbished to a high standard throughout to provide an elegant family home. It stands adjoining the cross roads and historic war memorial in the heart of the village, close to the church, inn and primary school. The village stands close to the Eryri National Park with the A5 providing direct access towards Betws-y-Coed and the north Wales coast and southwards towards Bala Llangollen. The house is dated circa 1905 and has a substantial stone dressed façade to the former bank entrance.

THE ACCOMMODATION COMPRISES

The property is approached via a fine hardwood panelled and ledged door leading to a splendid and beautifully proportioned reception room.

LOUNGE

9.98m x 6.65m (32'9" x 21'10")



A splendid and beautifully proportioned reception room with high vaulted ceiling with downlighters, a high degree of natural light with five recently renewed double glazed windows with acoustic glass, feature brick chimney breast with raised slate hearth, supporting beam and recess with a bright red enamelled woodburning stove, TV point, engineered oak flooring with underfloor heating. Twin glazed doors opening to kitchen.



CLOAKROOM

2.46m x 1.83m (8'1" x 6')



Beautifully refurbished with a white suite comprising a wall mounted shelf with glazed bowl and stainless steel tap over and WC. Attractive limestone effect tiled walls, downlighters, double glazed window and an engineered oak floor with underfloor heating.

KITCHEN/DINING ROOM

6.53m x 4.17m plus 3.28m x 2.41m (21'5" x 13'8" plus 10'9" x 7'11")



A large L-shaped kitchen and dining room. The kitchen is fitted with an extensive range of base and wall mounted cupboards and drawers with a light grey woodgrain-effect finish to door and drawer fronts together with solid oak working surfaces in the main. There is a large central dais with matching units, a white glazed Belfast sink and impressive granite working surface extending to provide a breakfast bar. Space for range cooker with LPG gas supply, attractive red tiled upstand, extractor hood and light above. Integrated larder fridge and freezer, integrated Bosch dishwasher. Engineered oak flooring throughout with underfloor heating, partially vaulted ceiling with large Velux rooflight, downlighters, three double glazed windows and a panelled oak woodgrain-effect door to rear.



INNER HALL

With matching flooring and staircase rising off. Double glazed window and downlighters.

UTILITY ROOM

4.52m x 3.51m (14'10" x 11'6")

Fitted base and wall units with inset sink, void and plumbing for washing machine and space for tumble dryer, dual aspect with two double glazed windows with aspect over the village, engineered oak flooring and panelled radiator.