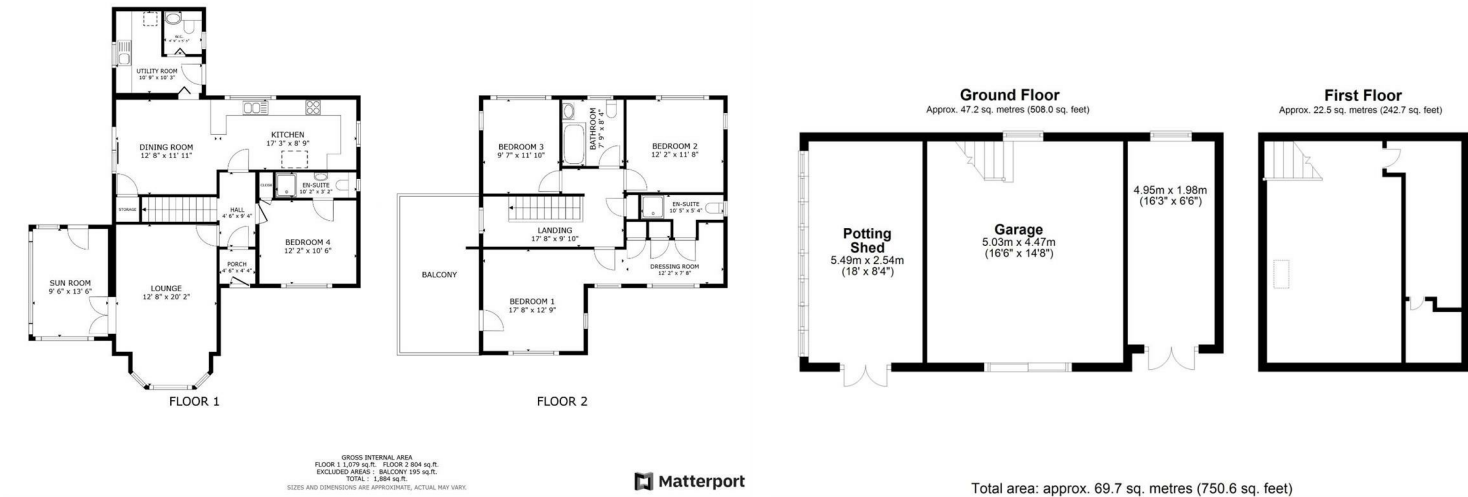


Berwyn Carrog Road, Corwen, Denbighshire, LL21 9HU



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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		
(82 plus) A		
(81-81) 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	

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Corwen, Denbighshire
LL21 9HU

Price
£625,000

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.

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A BEAUTIFULLY MODERNISED AND EXTENDED FOUR BEDROOM DETACHED HOUSE STANDING WITHIN LARGE GARDENS TO A SLIGHTLY ELEVATED SETTING COMMANDING STUNNING WESTERLY VIEWS ACROSS THE UPPER DEE VALLEY, THE HISTORIC LLANGOLLEN RAILWAY LINE AND THE BERWYN MOUNTAINS, LOCATED ON A MINOR COUNTRY LANE LEADING TOWARDS THE IDYLIC VILLAGE OF CARROG, ABOUT ONE MILE FROM THE A5 AT CORWEN.

Standing in an enviable rural setting, the house affords a deep canopy entrance with enclosed porch, central hall, lounge with deep bay window, sun room designed to take full advantage of the far reaching views, bedroom 4 with luxury ensuite shower room, large modern fitted kitchen with adjoining dining room, utility room and modern cloaks and WC, first floor landing, bedroom 1 with access to the stunning balcony with far reaching views, adjoining dressing room with fitted wardrobes and ensuite shower room, two further double bedrooms and luxury bathroom, gated entrance leading to parking area and side drive leading to a detached garage with adjoining garden store, potting room and two first floor rooms with potential for conversion. Mature gardens, particularly to the rear, with secluded patios. Inspection highly recommended.

LOCATION

Located about 1 mile from the A5 and Corwen the house stands on a minor road which extends through beautiful countryside to the village of Carrog some 9 miles from Llangollen.

THE ACCOMMODATION COMPRISES

A deep canopy entrance with steps and ramp leading up to a composite and double glazed door leading to an enclosed porch.

ENCLOSED PORCH

Panelled radiator, contemporary glazed and oak framed door leading to the central hall.

CENTRAL HALL

2.84m x 1.37m (9'4" x 4'6")

Staircase rising off, panelled radiator.

LOUNGE

6.15m x 3.86m (20'2" x 12'8")



A very spacious and attractive room with a deep splay bay window with white window and blinds overlooking the front garden beyond rolling farmland to the River Dee, the private railway line of Llangollen historic railway and beyond wooded countryside into the Berwyns. Inset contemporary woodburning stove with raised slate hearth, TV point and two contemporary column radiators. Twin glazed oak framed doors leading to the day room.



DAY ROOM

4.11m x 2.90m (13'6" x 9'6")



Designed to take full advantage of the far reaching westerly views over adjoining farmland and beyond the Upper Dee Valley. It has double glazed windows to three sides together with glazed door leading out to a side patio, fitted blinds throughout, terracotta style flooring with electric underfloor heating.

BEDROOM 4

3.71m x 3.20m (12'2" x 10'6")



Wide double glazed window to front with blind and far reaching westerly views over the Dee Valley and beyond wooded countryside, panelled radiator.



SOLAR PANELS

There are 18 solar panels which inter-connect into the electricity grid with the owner receiving quarterly payments from EDF energy, details of which are available on request. The property benefits from the Corwen Hydro Electric Power Scheme and receives periodic reductions on Octopus electric account.

DIRECTIONS

TENURE

Freehold.

COUNCIL TAX

Denbighshire County Council - Tax Band F

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 £80.00 including VAT per transaction payable y both 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/SC

OUTSIDE



Outside the property stands in a slightly elevated setting on a minor country lane leading along the northern side of the Upper Dee Valley in the direction of the pretty rural village of Carrog. It is bounded to the front by a substantial stone wall with decorative wrought iron railings above, a personalised gate and electrically operated gate opening to the driveway.



The driveway is mainly block paved providing a parking area which extends across part of the front elevation and a further gated entrance leading to the right-hand side and rear where there is ample parking and turning and access to the garage. The garden to the front is mainly to the left-hand side being lawned with golden gravelled border.



It extends around to the rear where there is a large and informal lawned private garden with a slightly raised block paved patio adjoining the double glazed doors to both the dining room and sun room with brick built barbeque an pathway leading to the rear. The lawns extend thereafter and are bounded to three sides by open farmland. There is a further patio together with a fruit tree and two raised beds.

DETACHED GARAGE & LOFT ROOMS



A purpose built and versatile building providing a central garage with electrically operated roller shutter door to the front, electric light and power installed, fitted sink with hot and cold water supply and bi-fold steps leading to the loft rooms over. To the right-hand side there is a double door garden room with electric light, whilst to the left-hand side is a glazed potting shed/greenhouse with raised staging and power supply. To the first floor is a large central room with large Velux window to one roof slope with a further room adjoining which extends to a small room which could provide an ensuite bathroom should the first floor be converted to provide additional accommodation.

ENSUITE SHOWER ROOM

3.10m x 0.97m (10'2" x 3'2")



Modern contemporary suite comprising floor level tray with glazed screen and high output shower with marble-effect wall boarding to three sides, vanity with bowl, storage cabinet and glazed upstand with backlit mirror and fitted cabinet incorporating low-level WC and storage cabinet. Double glazed window, extractor fan and an anthracite finish towel radiator.

KITCHEN/DINING ROOM

dining room 3.86m x 3.63m / kitchen 5.26m x 2.67m (dining room 12'8" x 11'11" / kitchen 17'3" x 8'9")



Spacious through room which is well lit with wide double glazed patio doors opening to the westerly facing gardens and beyond views towards the Upper Dee Valley. The kitchen is extensively fitted with a modern range of base and wall mounted cupboards and drawers with an ivory woodgrain-effect finish to door and drawer fronts and contrasting solid granite working surfaces to include a peninsular divide, a large inset Rangemaster white glazed sink with one and a half bowls, drainer and mixer tap, an inset Siemens induction hob with granite upstand and a large extractor hood and light above, integrated Siemens double oven and space and plumbing for American style fridge/freezer and Siemens integrated microwave.



Fitted pan drawers, two corner carousels and a Siemens integrated dishwasher. Limestone-effect tiled flooring throughout and enclosed understairs cupboard with shelving and electric socket. Electric underfloor heating and two contemporary column radiators. Bi-fold glazed and oak framed door leading to side hall and utility room.



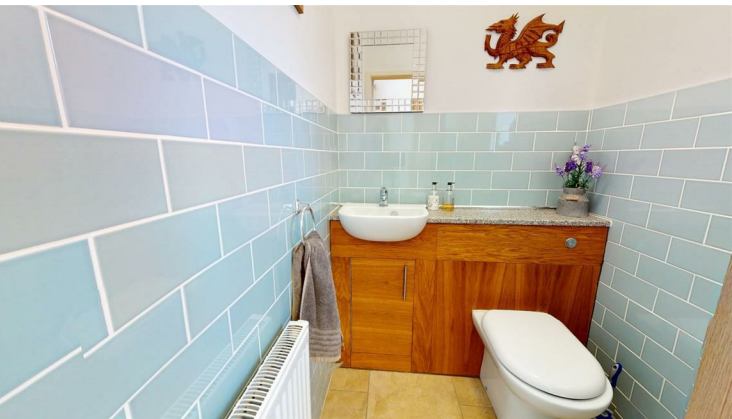
SIDE HALL AND UTILITY ROOM

3.28m x 3.12m l-shaped (10'9" x 10'3" l-shaped)



Fitted oak topped working surface with white high gloss doors to fitted cabinets, inset round stainless steel sink with mixer tap, void and plumbing for washing machine and space for tumble dryer, attractive tiled splashback, matching flooring to kitchen with underfloor heating, double glazed window with westerly aspect and panelled radiator. Composite woodgrain-effect stable door leading to rear. Oil boiler.

CLOAKROOM



Refurbished with a fitted cabinet to one wall with a woodgrain finish, it includes a marble-effect worktop with inset sink and low-level WC, attractive part tiled walls to dado, extractor fan, double glazed window, matching flooring to kitchen and radiator.

FIRST FLOOR L-SHAPED LANDING



Double glazed window with westerly aspect, fitted airing cupboard with slatted shelving and panelled radiator.

BEDROOM 1

5.38m x 3.89m plus lobby (17'8" x 12'9" plus lobby)



A very spacious room which is combined bedroom 1 and the original bedroom 4 which could be reinstated as required. The bedroom area has a wide double glazed window with westerly aspect over the valley with the River Dee and wooded countryside beyond, further window to side and a glazed door leading to the sun deck. Panelled radiator.

SUN DECK

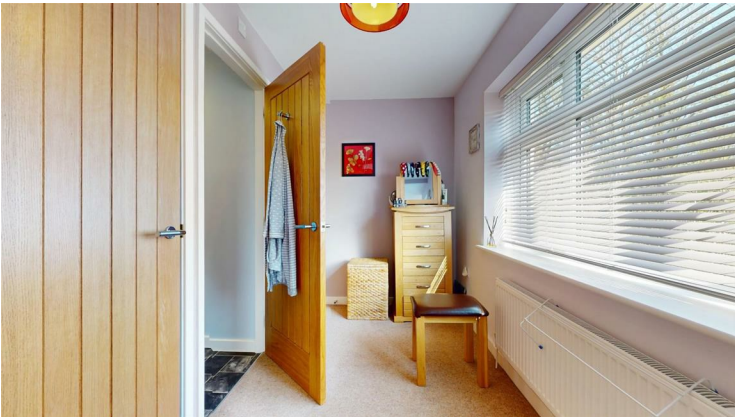


Designed to take full advantage of the tremendous westerly views over the

gardens, adjoining farmland and westwards over the River Dee and beyond, it has a glazed and stainless steel balustrade and outside light point.

DRESSING ROOM

3.71m x 2.34m (12'2" x 7'8")



Three fitted wardrobes with a combination of hanging rails and shelving together with a wide double glazed window and radiator.

ENSUITE SHOWER ROOM



Modern suite comprising floor level tray with marble-effect wall boarding to three sides and a high output shower unit, vanity with bowl, storage cabinet, glass splashback and a backlit wall mirror, fitted cabinet incorporating low-level WC and storage cabinets, double glazed window, extractor fan and an anthracite-effect towel radiator.

BEDROOM 2

3.71m x 3.56m (12'2" x 11'8")



Two double glazed windows with blinds, panelled radiator.

BEDROOM 3

3.61m x 2.92m (11'10" x 9'7")



Two double glazed windows, panelled radiator.

BATHROOM

2.54m x 2.36m (8'4" x 7'9")



Luxury white suite comprising P-shaped bath with glazed screen and high output shower, fitted vanity with cupboard, basin and a backlit medicine cabinet above, low-level WC, attractive wall tiling to part, extractor fan, double glazed window, slate-effect floor finish and a panelled radiator and an anthracite finish towel radiator.