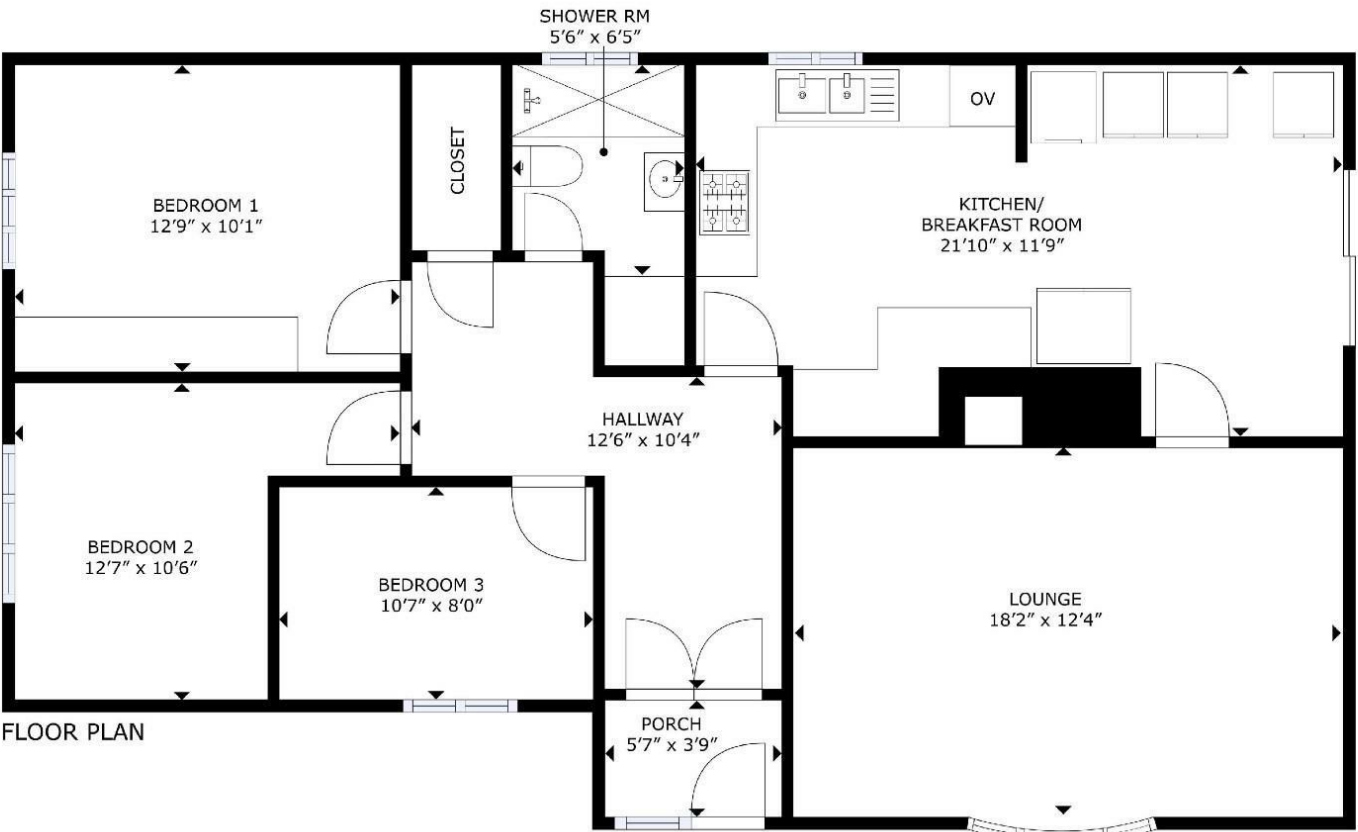
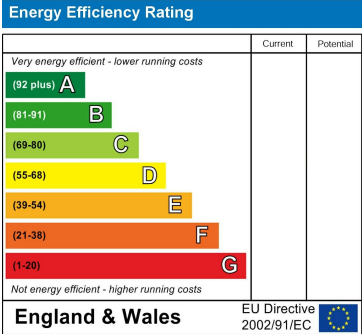


1 Maes Hir, Llandrillo, Corwen, LL21 0SQ



GROSS INTERNAL AREA
FLOOR PLAN: 1,000 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



1 Maes Hir
Llandrillo, Corwen,
LL21 0SQ

Price
£315,000

A MODERN THREE BEDROOM DETACHED BUNGALOW AND GARAGE standing within a corner plot to this popular central cul de sac close to the centre of this highly regarded rural village set in the heart of the Upper Dee valley.

The bungalow affords an enclosed porch, L-shaped central hall, large lounge, modern fitted kitchen/dining room with range of integrated appliances, three bedrooms and shower room. Spacesaver ladder to a converted loft room used for general storage. Open plan lawned garden to front and one side together with enclosed patio and store shed.

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.



www.cavendishproperties.co.uk

LOCATION

Llandrillo is a small village community nestling in the heart of the Upper Dee Valley almost equidistant between Corwen and Bala, some 17 miles from Ruthin and 15 miles Llangollen. Centred on the historic Church, there is a general stores and restaurant to its' centre whilst the renowned Tyddyn Llan Restaurant and Hotel is on the periphery of the village.

THE ACCOMMODATION COMPRISES

Modern mahogany woodgrain-effect double glazed door with a full depth panel to side leading to enclosed porch.

ENCLOSED PORCH

With tiled floor. Glazed inner door leading to an L-shaped hall.

L-SHAPED HALL

With coved ceiling and a boxed panelled radiator.

LOUNGE

5.54m x 3.76m (18'2" x 12'4")



A spacious room with a wide and modern double glazed window to front, coved ceiling, mock fireplace and surround with display niche to one side (mains gas point available), woodgrain-effect floor covering, TV point and panelled radiator.



KITCHEN/DINING ROOM

6.65m x 3.58m (21'10" x 11'9")



Refurbished with a modern range of base and wall mounted cupboards and drawers to a contemporary style with dark anthracite and woodgrain finish to door and drawer fronts and contrasting white marble-effect working surfaces to include marble upstands, an inset one and a half bowl black sink with drainer and mixer tap, an inset four-ring gas hob with convector hood and light above, integrated Zanussi double oven, integrated dishwasher, space for American style fridge/freezer and plumbing installed for washing machine. Double glazed French windows to the breakfast area with boxed panelled radiator. Gas fired combination boiler providing domestic hot water and central heating.



BEDROOM 1

3.89m x 3.07m (12'9" x 10'1")



Double glazed window to side, woodgrain-effect floor, panelled radiator.

BEDROOM 2

3.84m x 3.20m to include deep door recess (12'7" x 10'6" to include deep door recess)



Double glazed window to side, woodgrain-effect floor finish and panelled radiator.

BEDROOM 3

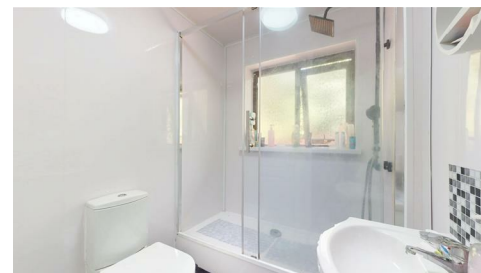
3.23m x 2.44m (10'7" x 8')



Double glazed window to front and panelled radiator.

SHOWER ROOM

1.96m x 1.68m (6'5" x 5'6")



Modern white suite comprising a large walk-in tray with glazed screen and high output shower with monsoon style head, vanity with bowl and mosaic-effect tiled splashback, low-level WC. Extractor fan and a chrome towel radiator.

LOFT ROOM

A door from the entrance hall opens to a spacesaver staircase which rises to a large loft area which has been boarded throughout and is used for general storage.

OUTSIDE



The property stands on a large corner plot to the entrance of this popular residential cul-de-sac located on the periphery of the village. It has a large open plan lawned garden together with a wide driveway providing space for parking two cars and access to a detached garage with two panel doors to front. To the right-hand side there is an enclosed patio and domestic area with timber framed and panelled shed and a gravelled area which extends along the majority of the elevation of the bungalow.

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

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 'T' junction with the A5104 Chester road bear right. On reaching the traffic lights with the A5 turn left and immediately upon crossing the River Dee bridge, turn right onto the B4401 Old Bala Road. Proceed through the village of Cynwyd and continue to Llandrillo. On entering take the first sharp left just before the village hall and proceed into the Maes Hir cul-de-sac.

TENURE

Freehold.

COUNCIL TAX

Denbighshire County Council - Tax Band D

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.

