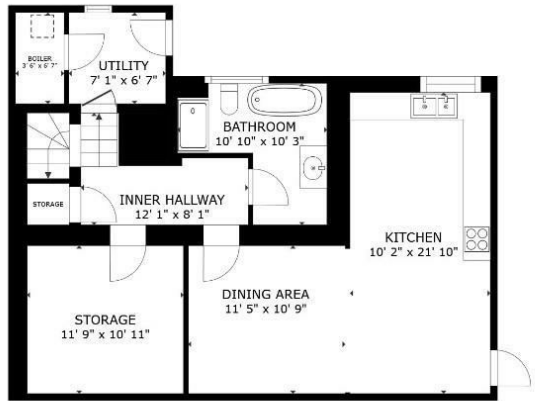


The Old Bank The Square, Corwen, Denbighshire, LL21 0DE



FLOOR 1



FLOOR 2



FLOOR 3



GROSS INTERNAL AREA
FLOOR 1 804 sq.ft. FLOOR 2 935 sq.ft. FLOOR 3 658 sq.ft.
TOTAL : 2,398 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.



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The Old Bank The Square

Corwen, Denbighshire,
LL21 0DE

Price
£225,000

A UNIQUE GRADE II LISTED FORMER BANK, SYMPATHETICALLY RESTORED AND ENHANCED TO PROVIDE SPACIOUS THREE STOREY, THREE BEDROOM ACCOMMODATION RETAINING A WEALTH OF ORIGINAL FEATURES. Occupying a prominent position on The Square to the centre of Corwen within the beautiful upper Dee Valley, an area noted for it's outstanding countryside, river Dee and access into the Eryri (Snowdonia) National Park. Dating from 1928 and built in vernacular revival style, features include an impressive double height principal reception room with an ornate ceiling, extensive oak wall panelling, substantial beams and large double height windows providing an abundance of natural lighting. A glass balustrade staircase leads to a splendid first floor second reception room with views over The Square. To the ground floor there are two double bedrooms, and two modern shower rooms. A third bedroom is situated on the first floor and accessed via a second staircase. To the lower ground floor is a generous 'L' shaped kitchen/dining room fitted with a comprehensive range of modern units and integrated appliances, a luxury family bathroom with four piece suite, utility/rear porch, boiler room and store room (former bank vault). To the rear is a small yard for bins. Internal viewing highly recommended to be fully appreciate the extent of the property.

LOCATION



This impressive building has benefitted from an extensive scheme of renovation to provide a truly unique property which would potentially lend itself as an ideal investment/holiday let.

There is no outside space provided with this property, but due to its location there are plenty of areas to visit, all within a very short walk. Although the property does not have any parking of its own, there is a large public carpark less than 1 minute walk away.

Corwen is situated along the A5 trunk road and provides a range of shops serving most daily needs, schools for all ages and leisure facilities. The acclaimed Rhug Estate with its organic shop, restaurant and popular take away is nearby and the surrounding area is highly regarded for it's outdoor pursuits activities including fishing on the Dee River, hill walking, cycling and sailing at Bala Lake.

Ruthin - 12 miles Llangollen - 10 miles Chester - 31 miles



THE ACCOMODATION COMPRISES

Original twin decorative timber doors to Reception Hall.

ENTRANCE



Luxury vinyl floor covering and oak interior doors.

RECEPTION HALL



SHOWER ROOM/WC

A modern well appointed shower room with fully tiled walls comprising corner shower cubicle with Triton electric shower, wash hand basin with cabinet beneath and low flush WC. Continuation of the luxury vinyl floor covering, electric chrome towel radiator, recessed ceiling lighting and extractor fan.

BEDROOM THREE



Double glazed leaded -effect windows to the front with oak panelling, luxury vinyl floor covering, large supporting central oak column, recessed ceiling lighting and understairs storage cupboard.

LIVING ROOM



A splendid open plan room with a double height ornate/decorative ceiling and superb oak supporting beams and extensive oak wall panelling. Two large double height oak framed leaded bay windows to the front elevation providing an abundance of natural lighting, glass staircase to the first floor, continuation of the luxury vinyl floor covering, built-in storage cupboard and two original bank safes.



STUDY/OPTIONAL BEDROOM TWO



Extensive oak wall panelling, luxury vinyl floor covering, beamed ceiling, leaded window to the front and matching fitted cabinet.

SITTING ROOM



A spacious first floor reception room with full depth leaded windows to the front elevation of the building over looking The Square. Heavy exposed timbers, continuation of the ornate/decorative ceiling, luxury vinyl floor covering and two traditional radiators.



INNER HALLWAY

Staircases to the lower and upper floor accommodation. Radiator.

SHOWER ROOM



A modern well appointed shower room with fully tiled shower enclosure with main shower valve, pedestal wash basin and low flush WC. Two windows, chrome towel radiator and extractor fan.

FIRST FLOOR

BEDROOM ONE



Window to the side elevation of the building and further leaded internal window overlooking the main reception area. Decorative ceiling and radiator.

LOWER GROUND FLOOR

HALLWAY

With vinyl floor covering, understairs storage cupboard and access to store room/former bank vault.

UTILITY ROOM

Window, exterior door to small yard/service area for bins with access to The Square, vinyl floor covering, radiator, plumbing for washing machine and internal door to boiler room.

BOILER ROOM

Housing an Ideal gas fired central heating boiler as well as the pressurised hot water cylinder tank.

STORE ROOM

3.58m x 3.61m approximate (11'9" x 11'10" approximate)

KITCHEN/DINING ROOM



A spacious L-shaped room, fitted with a modern range of light toned base units with chrome handles and contrasting wood-effect worktops with matching upstands. Inset composite sink unit with preparation bowl and mixer tap, and range of integrated appliances comprising ceramic hob, cooker hood, electric double oven, dishwasher and fridge/freezer. Vinyl floor covering throughout, connection for wall mounted TV, high-level window and two radiators. Internal door to store room.



FAMILY BATHROOM



A spacious family bathroom with split level floor comprising panelled bath with mixer tap, tiled shower enclosure with mains shower valve, vanity wash basin with cupboard underneath and low flush WC. Attractive part tiled walls, matching vinyl floor covering with feature lighting, radiator, wall light points, extractor fan and window.



DIRECTIONS

From the Agent's Ruthin Office take the A494 Corwen Road proceeding through the village of Gwyddelwern and on reaching the T junction with the A5104 turn right. At the traffic lights with the A5 turn left and follow the road over the River Dee bridge into Corwen. Proceed into the town centre whereupon the property will be found on the left hand side over looking The Square.

AGENTS NOTES

Denbighshire County Council granted 'Change use of from a holiday let into a single occupancy dwelling' on 18/5/2022; Planning Reference - 05/2022/0027.

TENURE

Freehold.

COUNCIL TAX

Denbighshire County Council - 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 inc. VAT per transaction payable by 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.

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.

DW/SC