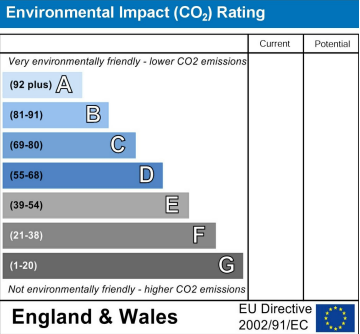
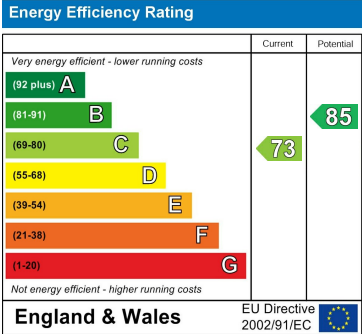


5 Maes Glyndwr, Cynwyd, Corwen, Denbighshire, LL21 0AJ



Total area: approx. 79.5 sq. metres (855.7 sq. feet)



Cavendish
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5 Maes Glyndwr
Cynwyd, Corwen, Denbighshire,
LL21 0AJ

Price
£235,000

A highly appointed two bedroom detached bungalow standing near to the head of the cul-de-sac with a wide brick paved drive, to front for two cars, forming part of this highly regarded modern development in the centre of the village. This attractive home was designed and built by Lloyd Homes Limited, a highly regarded developer based in Prestatyn. It provides a well proportioned home completed to a high specification throughout combining modern fittings with a wealth of insulation. It affords a wide 'L' shaped entrance hall with cloaks cupboard, lounge with sliding patio doors opening to a splendid dining room/conservatory with high vaulted glazed roof, two double bedrooms and shower room, double glazing and gas central heating. Enclosed and private patio area to rear. NO CHAIN.

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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LOCATION



The village provides 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(T) road enabling ease of access towards Llangollen , Wrexham and Chester.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Deep recessed side entrance with a composite and woodgrain effect double glazed door leading to L-shaped reception hall.

RECEPTION HALL

L-shaped reception hall with access to roof void, oak boarded floor, large airing cupboard with slatted shelf, modern Ariston gas fired combination boiler providing heating and hot water, panelled radiator.

LOUNGE

4.98m x 3.53m (16'4" x 11'7")



An attractive room with a fine stone effect fireplace with a matching hearth and inset Living Flame electric fire (no flue), TV aerial point, panelled radiator. Wide double glazed sliding patio window opening to sun room and dining room.

SUN ROOM AND DINING ROOM

3.38m x 3.53m (11'1" x 11'7")



A splendid addition to the house designed to take full advantage of the pleasing aspect over the village centre towards the historic chapel. It has a high vaulted ceiling in part with coated clear glass roof and double glazed windows to include twin glazed doors leading out to the side patio. Fitted blinds to all ground level windows, panelled radiator, remote controlled fan and downlighters.



KITCHEN

3.07m x 2.92m (10'1" x 9'7")



Fitted with a modern range of base and wall mounted cupboards and drawers with a high gloss ivory coloured doors and drawer fronts and

contrasting woodgrain effect working surfaces to include an inset four ring electric hob with stainless steel extractor hood above, integrated oven, dishwasher, fridge and freezer, washing machine, attractive tiled floor, splashbacks, ceiling downlighters, double glazed window, radiator, glazed door leading to rear.

BEDROOM ONE

4.47m x 3.53m (14'8" x 11'7")



Double glazed window to front and radiator.

BEDROOM TWO

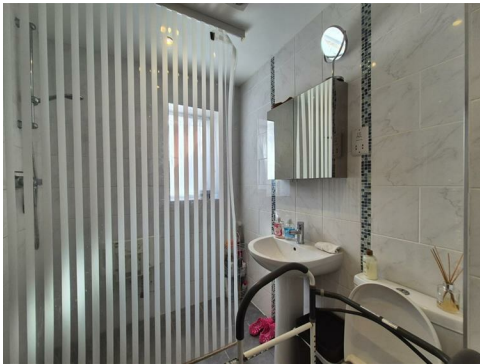
3.10m x 2.64m (10'2" x 8'8")



Double glazed window to front and radiator.

SHOWER ROOM

2.03m x 1.55m (6'8" x 5'1")



Wet room floor with thermostatic shower valve to one side and screen, pedestal wash basin and w.c. double glazed window, mainly walls with mirror fronted cabinet and radiator.

OUTSIDE.

Driveway to front with parking for 2 cars, pathway to the left hand-side leading to entrance.

Enclosed patio/domestic area to rear.

COMMUNAL GARDENS



DIRECTIONS

From the Agent's Ruthin Office take the A494 Corwen road proceeding for some nine miles through the village of Gwyddelwern. On reaching the 'T' junction with the A5104 Chester road bear right. Continue to the traffic lights with the A5 and turn left. Immediately upon crossing the River Dee bridge turn right onto the B4401 Old Bala Road. Continue to the first village, which is Cynwyd, whereupon Maes Glyndwr is a modern cul-de-sac located almost opposite the Chapel and before the Church in the village centre. The property will be found after a short distance at the head of the cul-de-sac on the left hand side.

TENURE

Believed to be Freehold. There is a small service charge, currently £84 for the current year as a contribution to the maintenance of a communal open space.

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.

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.

HE/PMW