



FLOOR 1

GROSS INTERNAL AREA
TOTAL: 1011 sq.ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



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.



Cavendish

ESTATE AGENTS

www.cavendishproperties.co.uk



Caer Wennol Godre'r Gaer

Corwen, Denbighshire,
LL21 9YA

Offers Around
£240,000

TWO/THREE BEDROOM DETACHED BUNGALOW WITH LARGE PRIVATE WESTERLY FACING GARDENS TO REAR and double garage, standing within a corner plot to this popular residential cul de sac in a predominately rural setting some 0.75 miles from Corwen. Affording scope for refurbishment and possible extension, it affords L-shaped entrance hall with space saver staircase leading to a large loft room, lounge, dining room/potential bedroom three, kitchen/dining room, two bedrooms, one with en suite shower room, modern bathroom suite, gas central heating and mainly double glazed. Driveway to side providing ample space for parking a number of cars and access to a detached double garage, well maintained and mature gardens to both front and rear. Inspection recommended.

LOCATION

Godre'r Gaer is a secluded and mature cul de sac located about 1 mile from Corwen. The properties are noted for their large plots and pleasing rural setting. Corwen is located in the heart of the Upper Dee Valley some 10 miles from Llangollen, 12 miles from Ruthin and with good road links towards Chester and Wrexham.

THE ACCOMMODATION COMPRISSES**FRONT ENTRANCE**

UPVC double glazed door with decorative central pane leading to L-shaped reception hall.

RECEPTION HALL

L-shaped reception hall with open tread staircase rising to large loft room above, panelled radiator.

LOUNGE

4.95m x 3.33m (16'3" x 10'11")



Wide double glazed window to front with vertical blind, further window to the southern elevation, coved ceiling, wall light points, Adams style fire surround with tiled fireplace (no flue), TV point, panelled radiator.

DINING ROOM

3.53m x 2.84m (11'7" x 9'4")



Double glazed window with pleasing aspect over the rear garden, panelled radiator.

KITCHEN/BREAKFAST ROOM

4.83m x 3.53m (15'10" x 11'7")

**BEDROOM TWO**

4.04m x 2.67m (13'3" x 8'9")



Located off the dining room, it has a double glazed window to front, high level window to side, panelled radiator.

EN SUITE SHOWER ROOM

2.06m x 1.63m (6'9" x 5'4")



Corner cubicle with valve, vanity with bowl and cupboard and low level WC, two high level windows, panelled radiator.

BATHROOM

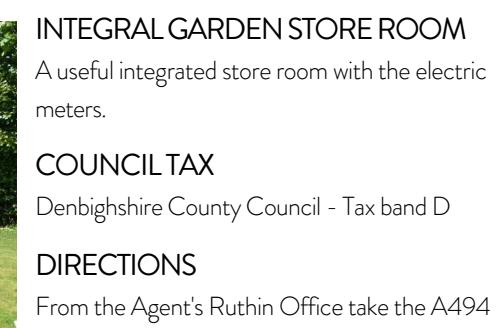
2.57m x 1.75m (8'5" x 5'9")



Newly refurbished with a white suite comprising panelled bath with combination shower and tap unit, pedestal wash basin and WC, marble effect wall boarding in part with two double glazed windows, modern anthracite coloured towel radiator.

OUTSIDE

The property stands in a large corner plot near the head of the cul de sac, it has a low level wall to front with central pedestrian gate with tarmacadam pathway leading in to the front door. To one side, a driveway provides ample space for parking and leads through to the rear of the bungalow where there is a detached double garage. Lawned garden to front with flower and shrub borders.

**INTEGRAL GARDEN STORE ROOM**

A useful integrated store room with the electric meters.

COUNCIL TAX

Denbighshire County Council - Tax band D

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, turn right. Continue for approximately 300Yds and take the first left turning. Continue for approximately 0.5 of a mile and take the second left into Godre'r Gaer. The bungalow will be found at the head of the cul de sac.

TENURE

Freehold

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.

VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

FLOOR PLANS - included for identification purposes only, not to scale.

HE/PMW