



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(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		
(81-91) 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	

Cavendish

ESTATE AGENTS

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Mill Cottages 6-7 Mill Street

Corwen, Denbighshire, LL21 0AU

Offers Around £260,000

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.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

A BEAUTIFULLY PRESENTED THREE BEDROOM DOUBLE FRONTED END OF TERRACE HOUSE PROVIDING A WEALTH OF ORIGINAL FEATURES WITH MODERN AMENITIES TOGETHER WITH PRIVATE PARKING FOR THREE CARS TO THE REAR.

DELIGHTFUL ENCLOSED GARDEN WITH SUMMER HOUSE/HOME OFFICE AND LANDSCAPED PATIO AREA TO FRONT WITH A PLEASING ASPECT OVER A STREAM, STANDING IN A QUIET BACKWATER ONLY A SHORT DISTANCE FROM THE CENTRE OF CORWEN.

The house, which has benefitted from recent refurbishment to include re-slatting of the main roof, the installation of solar panels with battery storage and EV car charging point, and newly refurbished kitchen and shower room. It affords enclosed entrance hall, an elegant lounge with impressive fireplace and stove, luxury kitchen/dining room with an extensive range of cupboards and drawers and electrical appliances, first floor landing, three bedrooms and new shower room. Modern uPVC cottage style double glazed windows and new Worcester gas boiler. Inspection recommended.

LOCATION

Mill Street is a small established area just a short distance from the post office in the centre of Corwen. 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, Wrexham and the Eryri National Park.

SOLAR PANELS & BATTERY STORAGE

The house benefits from newly installed Photo-voltaic panels to the front roof slope and battery storage fitted within the loft space, designed to reducing running costs to a minimum. Details of the installation and the EV car charging point will be available on inspection.

THE ACCOMMODATION COMPRISES

UPVC door leading to Entrance Porch.

ENTRANCE PORCH

With attractive tiled floor, glazed wood panelled door leading to Lounge.

LOUNGE

5.11m x 3.81m (16'9" x 12'6")



An elegant room with two cottage style double glazed windows to the front, both with deep window sills, feature painted stone chimney breast with deep recess and a dual sided Villager multi-fuel fire grate with a raised hearth and exposed beam over. Heavy painted beamed ceiling, display niche, turned staircase rising off, carpet, TV pointed and one panelled radiators.



KITCHEN/DINING ROOM

5.23m x 3.66m (17'2" x 12')



A spacious room which is well lit with two cottage style double glazed windows to the front with modern shutters and both with deep sills and a further cottage style double glazed window with shutters to the rear elevation to which there is also a upvc stable door providing access to the gravelled parking area.

The kitchen has recently been refurbished with an extensive range of base and wall mounted cupboards and drawers with a pale green panelled door and drawer fronts and contrasting white sparkle granite working surfaces. The units, which include underlighting to both base and wall units, have integrated double oven, inset five ring induction hob, dishwasher, inset one and a half bowl sink and drainer, fridge and freezer. The kitchen benefits from a white painted heavy beamed ceiling, impressive stone faced chimney breast with raised hearth opening to the side of the Villager stove. Modern light woodgrain-effect floor finish and panelled radiator.



FIRST FLOOR LANDING

CLOAKROOM



Walk-in cloakroom with attractive marble-effect wall boarding and low-level WC, wall mounted Worcester gas fired boiler providing heating and hot water.

BEDROOM ONE

3.96m x 2.87m (13' x 9'5")



A light and airy room with high vaulted ceiling and two cottage style double glazed windows to the front both with deep sills and panelled radiator. Built-in quality Sharps anthracite coloured wardrobes to one wall providing accommodation for hanging rails and shelving together with locker storage cupboards over and matching bedside cabinets.



BEDROOM TWO

4.52m max x 2.64m (14'10" max x 8'8")



Two double glazed windows to front both with deep sills, high vaulted ceiling and panelled radiator and fitted wardrobes

BEDROOM THREE

2.84m x 2.54m (9'4" x 8'4")



Double glazed window with deep sill and panelled radiator.

SHOWER ROOM

2.84m x 2.13m (9'4" x 7')



Newly refurbished with a large corner cubicle with glazed screen and high output shower, fitted

cabinet to wall in white high gloss finish with integrated wash basin and pillar tap, and low-level WC. Attractive marble-effect wall boarding in part with double glazed windows and shutters to a deep recess, marble-effect floor finish and towel radiator.

REAR PARKING

Located to the rear is a large area providing vehicle access to this and adjoining property. There are two areas in the ownership of the house providing three parking spaces in total together with electric EV hook up and steps leading to the rear door to the Kitchen.

OUTSIDE



The property stands near the head of Mill Street which is a mainly no through lane. To the opposite side of the cottage is an enclosed garden bounded by a substantial stone wall to the road and also to the rear boundary adjoining a pretty stream leading down from The Berwyns. The area has been landscaped with gravelled and paved areas designed for low maintenance together with a timber framed and panelled summer house with decked area to the front.



DIRECTIONS

From the agents Ruthin office, take the A494 for some 9 miles proceeding through

Gwyddelwern and on reaching the A5014 Chester Road, bear right. At the traffic lights with the A5 turn left and follow the road over The River Dee bridge into Corwen. Proceed towards the town centre and on reaching the pelican crossing turn sharp right to the front of the post office and right again and continue straight ahead onto Mill Street. Bear right into the first lane and it is the last property on the right.

TENURE

Believed to be Freehold.

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 £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 work in partnership with Lifetime Legal, who will carry out these checks. 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