

Siambwr Wen Ty Nant, Corwen, Denbighshire, LL21 0RE

St Peter's Square Ruthin, Denbighshire, LL15 1AE

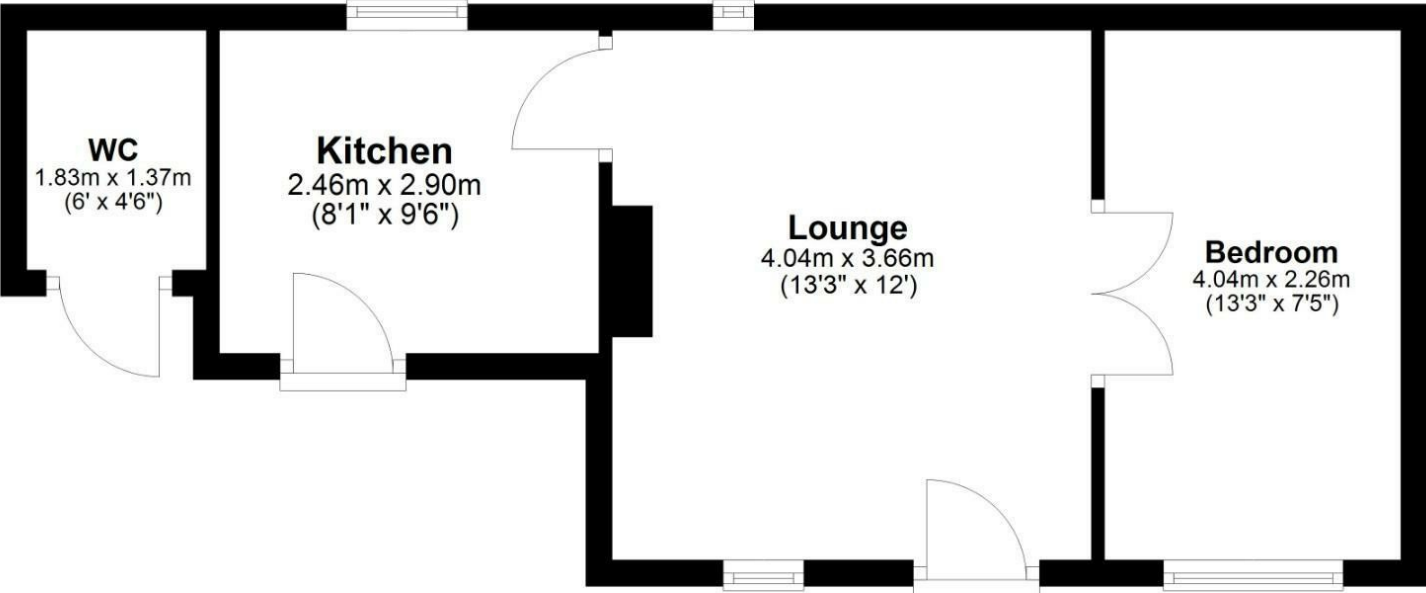
Tel: 01824 703030

Email: ruthin.sales@cavmail.co.uk

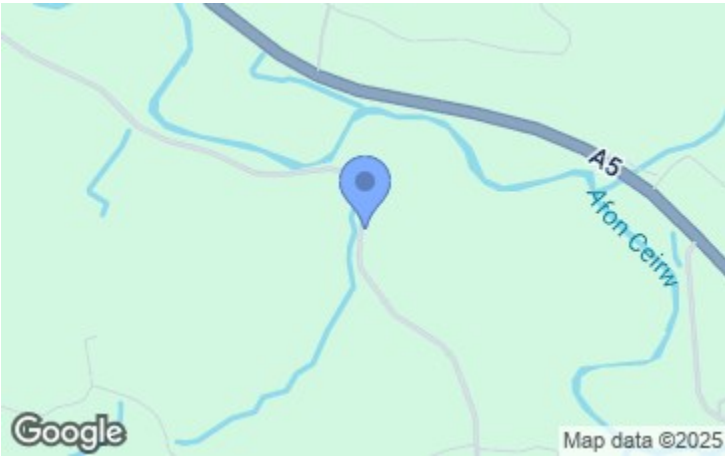
www.cavendishproperties.co.uk

Ground Floor

Approx. 34.4 sq. metres (369.9 sq. feet)



Total area: approx. 34.4 sq. metres (369.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	80

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 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	24



Siambwr Wen
Ty Nant, Corwen, Denbighshire,
LL21 0RE

Offers Around
£110,000

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 RE-DEVELOPMENT OPPORTUNITY -

A ONE BEDROOM DETACHED PERIOD COTTAGE IN NEED OF A MAJOR PROGRAM OF REPAIR AND MODERNISATION STANDING WITHIN ABOUT 0.21 ACRES, SET ON A VERY SECLUDED COUNTRY LANE IN THE HEART OF ROLLING COUNTRYSIDE.

Located about 1 mile from the A59T0 in Ty Nant, almost equidistant between Cerrigydrudion and Corwen. The cottage has 3 rooms, namely a kitchen, living room and bedroom with an adjoining shower room with w.c.

The grounds which are completely overgrown and inaccessible are bounded to one side by a minor stream and woodland.

LOCATION

The property stands on a very minor country lane located approximately 1 mile from the A5 Ty Nant and almost equi distant between the towns of Cerrigydrudion and Corwen providing ease of access throughout north Wales and the Eryri National Park.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Panelled stable door leading to living/dining room.

LIVING/DINING ROOM

4.04m x 3.66m (13'3" x 12')



Double glazed window to front, outbuilt chimney breast with hearth and multi fuel stove (please note, the stove has not been used for many years), open shelving unit to alcove with pre lagged cylinder above with immersion heater (not in use).



KITCHEN

2.90m x 2.46m (9'6" x 8'1")



Fitted worktop with inset sink, further base unit, double glazed door leading to front, window to rear, electric night storage heater.

SHOWER ROOM

3.05m x 1.37m (10' x 4'6")

Shower and WC.

BEDROOM

4.11m x 2.13m (13'6" x 7')



Double glazed window to front.

OUTSIDE



A pathway extends across the front elevation of the cottage. Adjoining the kitchen is an integral shower room with WC. Please note, we are aware of the fact that the facilities including the WC have not been used for many years.

GROUNDS



The property is within grounds that extend to approximately 0.21 acre as indicated in the plan attached. The gardens are heavily overgrown and access to both front and rear gardens is impossible.

SERVICES

We understand from our clients that a cess pit is located to the rear garden to which the shower room facilities and kitchen waste are connected to. It should be noted that none of the facilities have been used for many years and we cannot confirm its precise location or its current condition. Mains electricity connected.

WATER SUPPLY

We understand that the water was originally supplied via a holding tank located to the furthest point of the front garden, collecting water from the adjoining

stream and thereafter piped into the house unfiltered. The system has not been in working order for many years and cannot confirm its condition.

COUNCIL TAX

Conwy Council - Tax Band C

TENURE

Believed to be Freehold.

DIRECTIONS

From Ruthin take the A494 Corwen road proceeding for some 9 miles through the village of Gwyddelwern and on reaching the T junction with the A5104 bear right. At the traffic lights with the A5 turn right and follow the road past Rhug Estate in the direction of Cerrigydrudion. Continue through Dinmael Maerdy and on reaching the end of the long straight section of road and the road cutting, take the next left turn which is just before the centre of the hamlet of Ty Nant. Follow the road over the bridge and continue for approximately 1/4 mile taking the first right turning onto a minor lane. Continue for a further 1/2 mile and the property for sale board will be found on the left hand side.

*ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone’s identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

*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 - REFERRALS

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