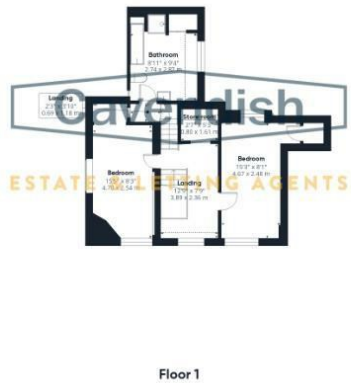


Plas Mill Street, Corwen, LL21 0AU



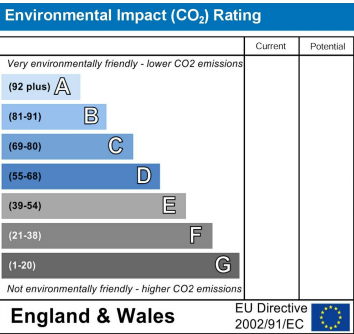
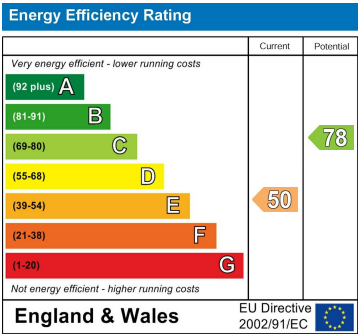
Approximate total area<sup>®</sup>  
1421 ft<sup>2</sup>  
131.9 m<sup>2</sup>  
Reduced headroom  
33 ft<sup>2</sup>  
3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom:  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**Plas Mill Street**  
Corwen,  
LL21 0AU

**NEW**  
**£220,000**

A charming character home set within generous gardens, offering spacious accommodation, period features, and views across the churchyard and surrounding hills.

The property is approached through a gated front yard and opens into a welcoming hallway. Inside, the lounge boasts an exposed beam, feature fireplace, and large window, while the dining room enjoys twin glazed windows and a tiled fireplace. The kitchen is well-proportioned with ample storage, freestanding oven, tiled splashbacks, exposed beams, and a utility room.

Upstairs, there are two double bedrooms with dual-aspect windows, built-in storage, and lovely outlooks over the front yard, rear garden, and churchyard. The family bathroom offers a bath, separate shower cubicle, WC, and sink with skylight and side window.

Outside, the property benefits from a large rear garden, mainly laid to lawn with a central pathway, seating area, and views of the church. Outbuildings include a large store, log shed, and former external W/C, with two allocated parking spaces accessed via a shared path.



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LOCATION



Corwen is a historic market town in Denbighshire, set on the River Dee beneath the Berwyn Mountains. Surrounded by the Clwydian Range and Dee Valley, it offers stunning scenery, local shops and amenities, and excellent transport links via the A5 and the Llangollen Heritage Railway. Ideal for those seeking a blend of countryside living, heritage and community.

EXTERNAL

The property is approached via a metal gate leading into a charming front yard, bordered with a curved edge and set with a couple of mature trees and bushes.

ENTRANCE HALL

Step through the front door into the entrance hall, where a red brick-tiled floor sets a warm tone. Directly ahead lies the main hallway; to the right, a walkthrough provides access to the downstairs W/C and one of the entrances into the lounge.

W/C



Compact and practical, fitted with a white toilet, basin, and small radiator, with matching red brick-tiled flooring.

LOUNGE



A characterful reception space with dual access, one door featuring an elegant stained-glass panel. The room boasts a beautiful exposed beam, a large central fireplace, and twin built-in storage cupboards. A large window overlooks the porch and gardens, while soft light brown carpeting completes the room.



PARKING



To the rear there is parking for 2 vehicles. Accessed by driving passed the property and entering the car park to the left.

TENURE

\* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

Denbighshire County Council - Tax Band C

AML

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.

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 INVESTORS 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

VIEWINGS

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

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

DIRECTIONS

Follow Corwen Road to A494 - approx. 3 minutes (1.7 miles)- Continue on A494 - approx. 13 minutes (8.9 miles)- Follow B5437 and Green Lane to The Square/A5 in Corwen - approx. 3 minutes (1.4 miles)- Turn right onto The Square/A5 - approx. 22 seconds (246 ft)- Continue on Chapel Street, then drive to Mill Street



BATHROOM



Comprising a bath, separate shower cubicle, toilet, and sink unit with tiling above. Natural light is provided by a skylight and double window. Grey patterned vinyl flooring.



OUTBUILDINGS



The property benefits from a large store, an external W/C (currently used as storage), and a log shed.

REAR GARDEN



A spacious rear garden. Laid mainly to lawn with a central pathway leading to the far end. Enclosed by brick walls, with a seating area enjoying views of the church. A shared access path runs to two private parking spaces.



KITCHEN



A spacious kitchen with excellent storage, fitted with a Beko freestanding oven, sink, and four built-in shelves behind the door. Black tile-effect flooring is paired with a brown tiled backsplash. Two exposed beams span the ceiling, while a large double-glazed window frames a picturesque outlook toward the churchyard.



UTILITY



Accessed from the kitchen via a saloon-style half door and arched opening, the utility enjoys a red brick-tiled floor and a double-glazed window overlooking the front yard.





DINING ROOM



Three steps lead up from the hallway into the dining room. This light-filled space has twin glazed windows to either side, with views over the rear garden and churchyard. At the centre sits a red-tiled fireplace with a wooden surround (currently boarded). Finished with a soft brown carpet.



REAR PORCH



Accessed opposite the dining room, the rear porch features a marble-tiled floor and a plastic sheet roof, opening onto the rear garden.

LANDING

At the top of the stairs, a large double-glazed window allows natural light to flood in. To the left is the first bedroom, while a small landing area with storage leads to the second bedroom on the right. A further staircase ascends to the bathroom.

BEDROOM



A generous double bedroom with an open wardrobe recess, two large double-glazed windows —one overlooking the front yard, the other providing elevated views across the churchyard and hills. Finished with light brown carpet.



BEDROOM



A second double bedroom with built-in wardrobe and two windows, one to the front yard, the other overlooking the rear garden.

