



FLOOR 1

GROSS INTERNAL AREA:
FLOOR 1: 628 sq.ft. FLOOR 2: 227 sq.ft.
EXCLUDED AREAS: REDUCED HEADROOM 92 sq.ft.
TOTAL: 855 sq.ft.



FLOOR 2

GROSS INTERNAL AREA:
FLOOR 1: 628 sq.ft. FLOOR 2: 227 sq.ft.
EXCLUDED AREAS: REDUCED HEADROOM 92 sq.ft.
TOTAL: 855 sq.ft.



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			
		56	28
England & Wales		EU Directive 2002/91/EC	

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	

Tyn Y Ffordd,
Betws Gwerfil Goch, Corwen, Denbighshire
LL21 9PY

Price
£475,000

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 greatly extended 4 bedroom detached cottage style house incorporating a 18th. century period cottage with a wealth of original features to include inglenook and exposed beams together with a large extension to provide a spacious and versatile home, standing in a rural setting within mature and landscaped grounds of about 0.5 acre.

Located on a minor country lane with far reaching south westerly views across the Valley of the River Alwen, this well presented family home affords a large reception hall, period lounge with impressive Inglenook fireplace with Charnwood wood burning stove, kitchen / dining room, four bedrooms, bathroom and en-suite, utility room, LPG heating and extensive informal gardens with large summerhouse and workshop.

Inspection Recommended.



LOCATION



Located on the periphery of a secluded rural village some 2 miles from the A5(T) Road at Maerdy, 5 miles from Corwen, 13 miles from Llangollen and some 10 miles from Ruthin. There is a primary school in the village whilst the nearby market towns provide a wide range of facilities catering for most daily requirements.

THE ACCOMMODATION COMPRISES

A modern wood grained effect front door with glazed panel to one side leading to:

SPACIOUS RECEPTION HALL

5.03 x 4.06 (16'6" x 13'3")



An 'L' shaped hall with double glazed window, access to a large roof void and panelled radiator. Glazed door opening to:

LOUNGE

7.01 x 3.58 (22'11" x 11'8")



A splendid entertaining room with an impressive vaulted ceiling with two exposed original roof trusses and purlins and a fine Inglenook fireplace with a substantial oak beam, quarry tiled hearth and Charnwood Country stove. Three windows two with deep quarry tiled window sills, two wall light points, TV aerial point, telephone point and two double panelled radiators. Two large velux double glazed windows and twin pine panelled and glazed doors opening to:



GARDENS & GROUNDS



The property stands within extensive grounds extending to about 0.5 acre which are located principally to the south western elevation and enjoy far reaching views along the Valley of the River Alwen.

The gardens are principally laid to lawn and extend for some distance to one side with mature orchard trees, and established shrubberies. There is a substantial timber framed and panelled Summerhouse 19' x 11' which is lined internally with electric light and power, three windows and glazed door.

WORKSHOP



Timber framed construction with electric light and power installed and window.



TENURE

Freehold.

COUNCIL TAX

Denbighshire County Council - Tax Band F

DIRECTIONS

From the Agent's Ruthin Office take the B5105 Cerrigydrudion Road proceeding through the Village of Clawdd Newydd and continue for a further 3 miles. Continue through the minor crossroads signposted Melin Y Wig and Cyffylliog and thereafter continue for a further 1 mile. On reaching the telephone kiosk on the right hand side turn left signposted Betws Gwerfil Goch. Follow the lane for approximately 1.5 miles and turn right signposted Betws GG. Follow the lane for a further 2/3rds mile towards the village whereupon the property will be found as the second property on the right hand side.

VIEWING

By appointment through the Agent's Ruthin Office on 01824 703030.

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

HME

BEDROOM FOUR

3.23 x 3.05 (10'7" x 10'0")



Double panelled radiator.

BATHROOM

2.69 x 2.44 (8'9" x 8'0")



Modern suite comprising panelled bath with shower over, pedestal wash basin and low level wc, part tiled walls and double panelled radiator.

HOBBY ROOM

20 x 3.56 max overall (65'7" x 11'8" max overall)



Velux window. Electric light & powerpoint.



OUTSIDE



The property is approached over two vehicle accesses with a splayed entrance to the left hand elevation leading to a tarmacadam drive with ample space for parking 2/3 cars. To the right hand side of the cottage is a further gate access leading to a driveway and hardstanding.



KITCHEN / DINING ROOM

6.27 x 2.87 (20'6" x 9'4")



Two double glazed windows, both affording a south westerly aspect over the Valley of the River Alwen. Fitted base and wall unit with 'Ivory' shaker style panelled door and drawer fronts and contrasting roll edge working surfaces to include an inset one and half bowl sink with mixer tap, Leisure Classic LPG range cooker with LPG gas and electric cooker points, dishwasher, exposed purlins, quarry tiled floor and double panelled radiator.



UTILITY ROOM / SIDE PORCH
2.90 x 2.57 (9'6" x 8'5")



Wall mounted Worcester LPG gas fired combination boiler providing domestic hot water and central heating, fitted worktop with void and plumbing for washing machine, vent for tumble dryer, fitted single drainer sink with undercupboard, space for fridge/freezer, quarry tiled floor and panelled door leading to outside.

INNER HALL

Two wall light points and glazed door leading to the garden.

BEDROOM 1
4.83 x 4.01 (15'10" x 13'1")



Lower ground floor. Two double glazed windows and double glazed door leading to the garden, ceiling downlighters, built-in mirror fronted wardrobes, telephone point and double panelled radiator.

Staircase rising to the Upper Ground Floor



STUDY
3.66 x 2.87 (12'0" x 9'4")



Two double glazed windows, fitted under-eaves storage cupboards. Tel & TV aerial point and double panelled radiator.

EN-SUITE BATHROOM



Velux window, shower cubicle with electric unit, vanity unit with inset bowl, low level wc and double panelled radiator.

BEDROOM TWO
4.09 x 2.69 (13'5" x 8'9")



Large double glazed window and door. Tel point and double panelled radiator.

BEDROOM THREE
3.00 x 2.62 (9'10" x 8'7")



Large double glazed window. Tel point and double panelled radiator.