

Isawel London Road, Corwen, LL21 0DR

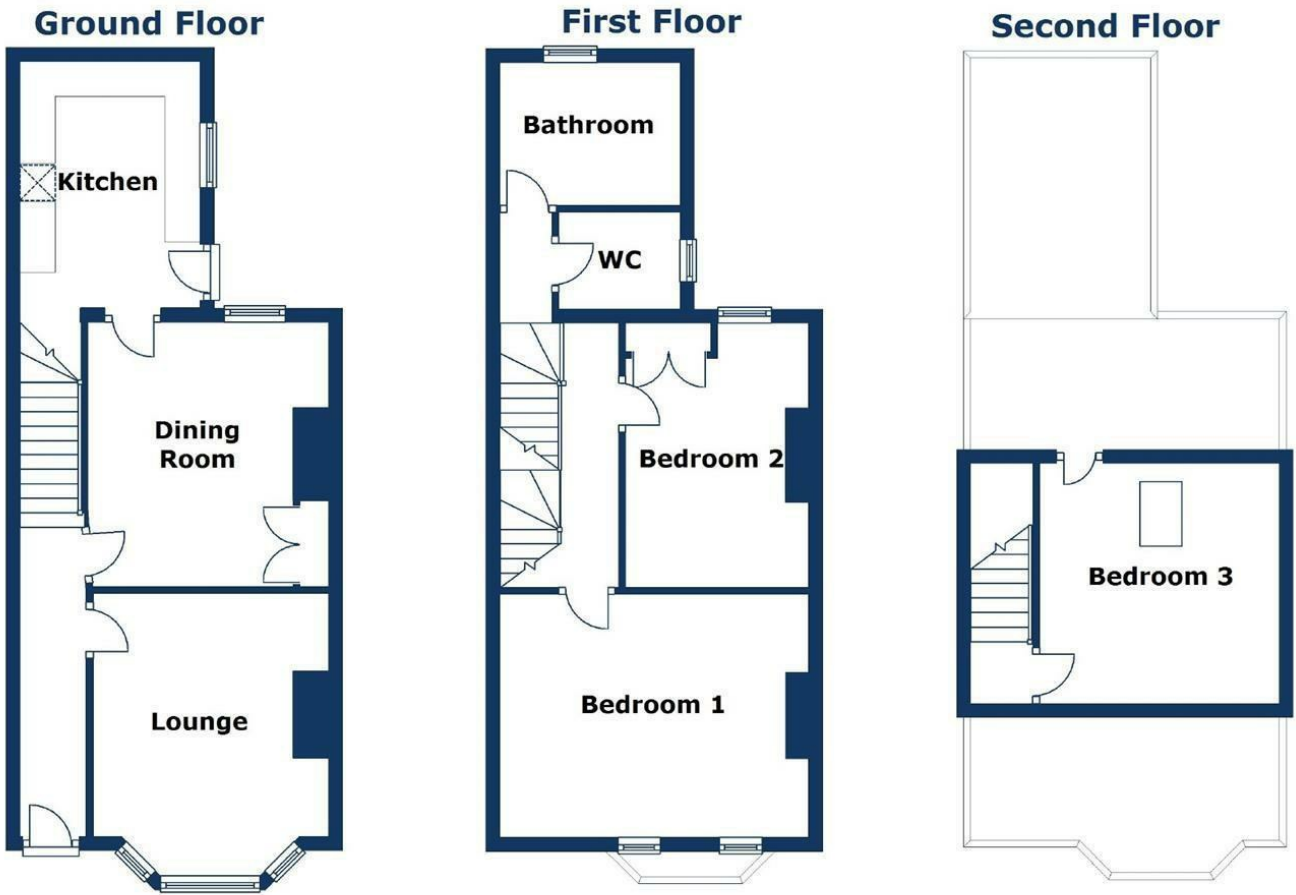
**Cavendish**  
ESTATE AGENTS

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| 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 | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |                         |
|-----------------------------------------------------------------|-------------------------|-------------------------|
|                                                                 | Current                 | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |                         |
| England & Wales                                                 | EU Directive 2002/91/EC | EU Directive 2002/91/EC |



**Isawel London Road**  
Corwen,  
LL21 0DR

**Price**  
**£135,000**

**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 deceptively spacious three bedroom mid terraced house with two reception rooms, large fitted kitchen, gas central heating and terraced garden to rear. Located in an established area convenient for the town centre.

This traditional brick fronted house affords entrance hall, lounge with bay window and a splendid Victorian fireplace, dining room / living room, kitchen; first floor landing, two double bedrooms and bathroom with separate WC, original staircase leading to a large converted loft providing a spacious third bedroom. Gas central heating with combination boiler, terraced garden to rear domestic area.

INSPECTION RECOMMENDED.



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LOCATION

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  
COMPRISES

Panelled and glazed door with light above leading to:

HALL

Staircase rising off. Dado rail with painted wall panelling beneath, panel radiator.

LOUNGE

4.01 inc bay x 3.35 (13'1" inc bay x 10'11")



Large splay bay window to the front elevation with traditional sash windows, an impressive and original Victorian fireplace in polished stone with inlay and decorative wrought iron insert with tiling and matching hearth; open fire grate. Picture rail, telephone point and panel radiator.

DINING ROOM / LIVING ROOM

3.76 x 3.43 (12'4" x 11'3")



Traditional tiled fireplace and hearth, fitted pine panelled cupboard to recess with display cabinet and shelving, over-mantle and picture rail, sash window with aspect towards the rear garden, TV aerial point and panel radiator.

KITCHEN

3.51 x 2.57 (11'6" x 8'5")



A spacious room fitted with a range of base and wall mounted cupboards and drawers with solid oak finish to door and drawer fronts, with contrasting roll edge working surface, single drainer sink with under cupboard and drawer. Electric cooker point, void and plumbing for washing machine and space for tumble dryer. Tiled splashback, deep under stairs storage area, stable door to rear and panel radiator.

FIRST FLOOR LANDING



BEDROOM ONE

4.39 x 3.40 (14'4" x 11'1")



A large room located to the front elevation of the house with two sash windows overlooking London Road. White painted and ornate cast iron fireplace (not in use) and panel radiator.

BEDROOM TWO

3.84 x 2.62 (12'7" x 8'7")



Built in double door cupboard housing a Worcester gas fired combination boiler providing domestic hot water and central heating. Sash window with aspect over the rear garden and panel radiator.

BATHROOM

2.54 x 2.03 (8'3" x 6'7")



Panel bath with grip handles, separate corner shower cubicle with electric unit and pedestal wash basin. Part tiled walls, sash window and panel radiator.

SEPARATE CLOAKROOM

1.73 x 1.35 (5'8" x 4'5")

Wash basin and WC. Fitted linen cupboard with shelving.

BEDROOM THREE

3.43 x 3.30 (11'3" x 10'9")



A large loft room with vaulted ceiling, exposed purlins and a large Velux roof light. Enclosed under eaves storage, pine panelling to dado and panel radiator.

OUTSIDE



To the rear is a paved and bricked domestic area which leads through to a communal walkway which extends across the rear of adjoining properties providing access back to the main road.

GARDEN



Beyond there are steps leading up to a good sized garden in terraced form, providing space for summerhouse or shed as required, together with a further sitting area beyond.

COUNCIL TAX

Denbighshire County Council - Tax Band B

TENURE

Understood to be Freehold.

AGENT'S NOTE

Denbighshire County Council - Council Tax Band B

DIRECTIONS

From the Agent's Ruthin Office take the A494 Corwen Road proceeding through

the village of Gwyddelwern and on reaching the 'T' junction with the A5104 turn right. At the traffic lights with the A5 turn left and follow the road over the River Dee bridge into Corwen. Proceed the town centre, continue for some 200 yards whereupon Isawel will be found set back on the right hand side denoted by the Agent's 'For Sale' board.

VIEWING

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

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

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.