



Approximate total area⁽¹⁾
1468 ft²
136.3 m²

(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



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		84
	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	

Cilfryn
Cerrigydrudion, Corwen,
LL21 9UB

Price
£350,000

This impressive four double bedroom family home is situated in the sought-after village of Cerrigydrudion and offers spacious, versatile accommodation with modern touches throughout. Benefiting from generous proportions and four genuine double bedrooms (one with en-suite), the property is ideal for growing families or those seeking a substantial home in a peaceful rural setting. With a large open-plan kitchen/dining area, separate living room, garage, utility room, downstairs WC and a lovely rear garden enjoying countryside views, this is a wonderful family property with excellent potential.

The accommodation briefly comprises an entrance hallway, living room, open-plan kitchen/dining room, utility room, downstairs WC, garage, four double bedrooms (one with en-suite) and a family bathroom.

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.



LOCATION

This spacious four double bedroom house is situated in the popular village of Cerrigydrudion and offers generous family accommodation with modern features throughout. The property provides excellent living space including a large open-plan kitchen/dining area, a separate living room, a downstairs WC, utility room, garage and four double bedrooms (one with en-suite). It benefits from a lovely rear garden with countryside views and is an ideal family home in a sought-after rural location.

HALLWAY



Entering the property, the hallway features power points, a radiator and understairs storage with doors leading to the utility room, downstairs WC, garage, kitchen and living room.

LIVINGROOM

4.17 x 4.75 (13'8" x 15'7")



The living room is spacious and features a striking fireplace with cream marble surround and electric fire, a window to the rear elevation, radiator and multiple power points.

KITCHEN

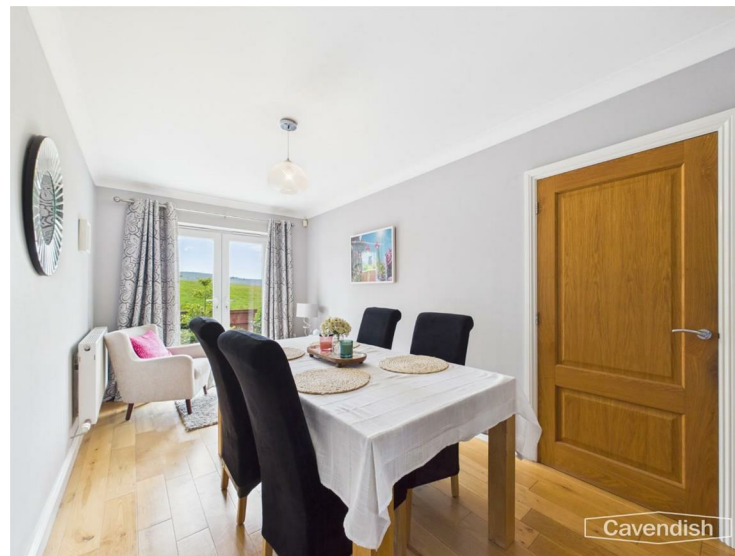
2.82 x 4.93 (9'3" x 16'2")



The kitchen is open-plan into the dining room and is well equipped with a Hotpoint oven and grill, Hotpoint extractor fan with four hobs, integrated Hotpoint dishwasher, integrated Hotpoint fridge, stainless steel double sink, marble effect counter tops with wooden cupboards underneath, wooden wall mounted cupboards, breakfast bar, power points, radiators and a window to the front elevation.

DININGROOM

2.52 x 4.74 (8'3" x 15'6")



The dining area has doors leading out to the garden, a radiator and power points.

UTILITY ROOM

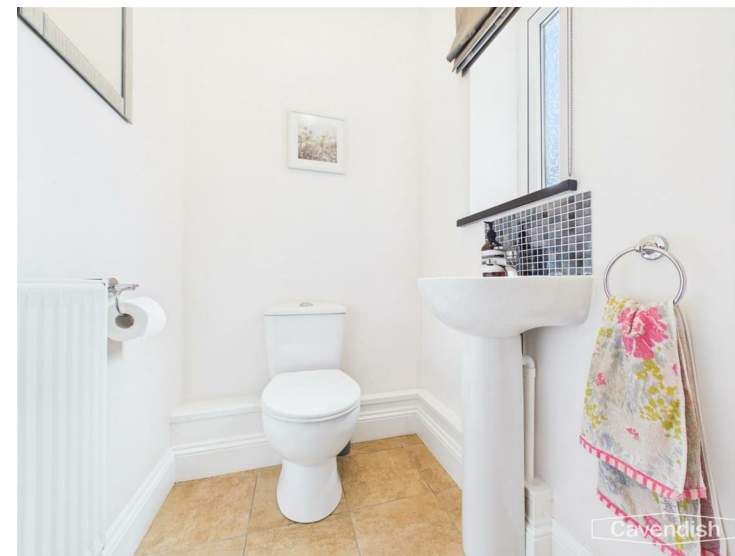
2.56 x 1.47 (8'4" x 4'9")



The utility room offers space for a washing machine and dryer, marble effect countertop, stainless steel sink, tiled walls behind the sink and countertop, radiator, power point, window to the side elevation and a door leading to the side of the house.

DOWNSTAIRS WC

1.21 x 1.40 (3'11" x 4'7")



The downstairs WC has a window to the front elevation, radiator, tiled backsplash, sink and low level WC.

LANDING

1.04 x 4.99 (3'4" x 16'4")

On the first floor, the landing has power points, a radiator, a window to the side elevation with frosted glass and loft access, and an airing cupboard housing a Santon water tank.

BEDROOM ONE

3.68 x 3.62 (12'0" x 11'10")



This bedroom has a window to the rear elevation, power point and radiator and benefits from its own en-suite.

ENSUITE

2.47 x 1.01 (8'1" x 3'3")



The en-suite comprises a low level WC, sink with mosaic detailed backsplash, shower cubicle with Triton electric shower, ladder radiator and a frosted window to the side elevation.