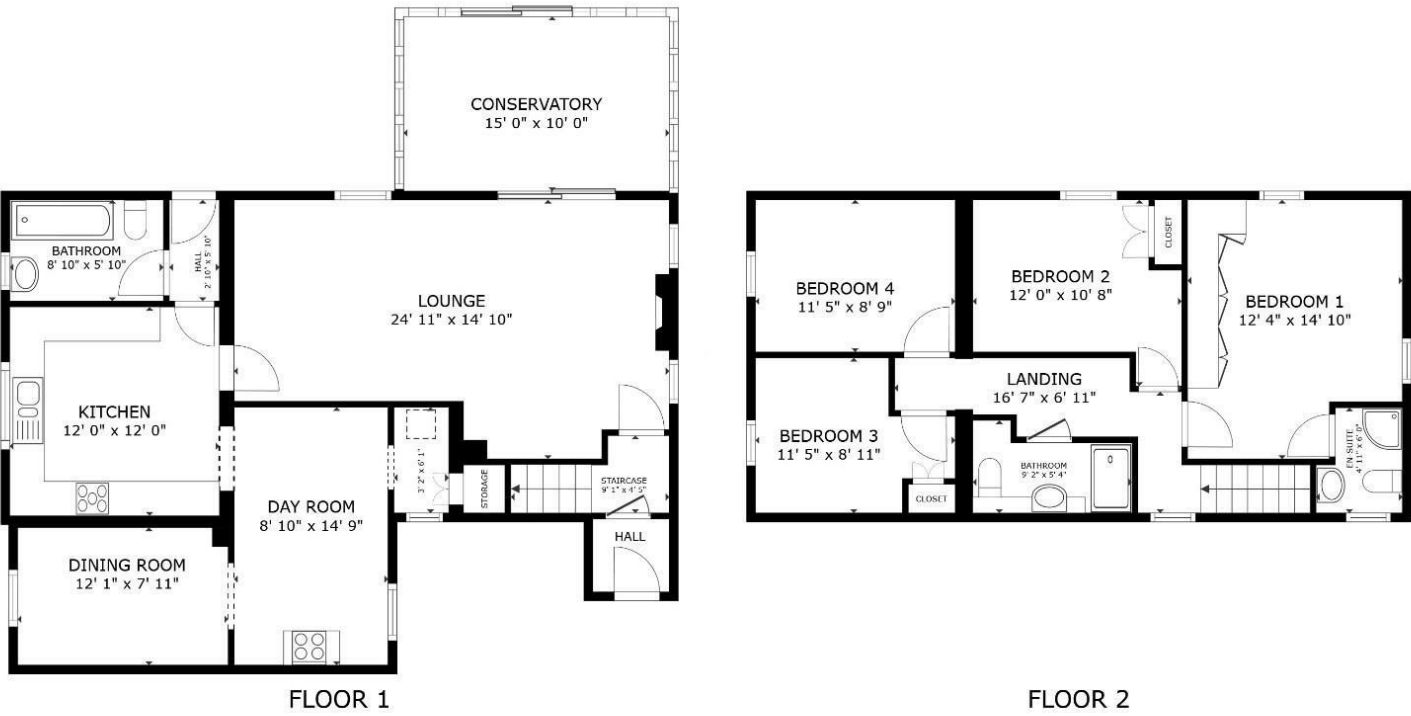
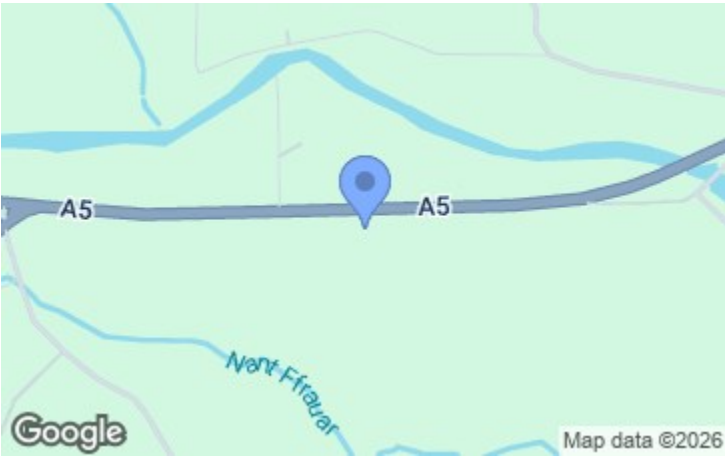


Dwyrdd Las Corwen, LL21 9NT



GROSS INTERNAL AREA
FLOOR 1 1,043 sq.ft. FLOOR 2 651 sq.ft.
TOTAL : 1,693 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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		

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		

Cavendish

ESTATE AGENTS

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

Tel: 01824 703030

Email: ruthin.sales@cavmail.co.uk

www.cavendishproperties.co.uk



Dwyrdd Las

Corwen,
LL21 9NT

NEW

£350,000

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 LARGE FOUR BEDROOM DETACHED HOUSE standing within large gardens in a predominately rural setting with splendid southerly views across farmland towards the Berwyn Mountains, together with a substantial outbuilding providing large workshop/garage and ancillary rooms ideal as a home office or for small business use, located about 1/2 mile from the Rhug farm shop and 1.5 miles from Corwen.

Standing in a prominent position, the house has been extended to provide versatile accommodation. It affords entrance hall, large lounge, fitted kitchen with adjoining day room, dining room, side hall and bathroom, first floor landing, bedroom with en suite shower room, three further bedrooms and shower room. LPG gas heating with Stanley range cooker and conservatory. Extensive tarmacadam forecourt providing parking together with mature lawned gardens, secluded patios.

LOCATION

Located about 0.25 mile west of The Rhug country shop on the A5 leading towards Bala and Cerrigydrudion. It is well placed for access to Corwen and Ruthin.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Canopy entrance with a painted and glazed stable door leading to side hall.

SIDE HALL

Heather brown tiled floor.

BATHROOM

2.69m x 1.78m (8'10" x 5'10")



Grey tone suite comprising a large jacuzzi style bath with Triton electric shower over, pedestal wash basin and low level WC. Fully tiled walls, medicine cabinet, tiled flooring, double glazed window, radiator.

KITCHEN/BREAKFAST ROOM

3.66m x 3.66m (12' x 12')



The kitchen is fitted with a modern range of base and wall mounted cupboards and drawers with a light medium tone woodgrain effect finish to door and drawer fronts and contrasting stone effect working surfaces to include space for a range cooker with extractor hood and light above, inset 1.5 bowl sink with mixer tap and drainer, void and plumbing for dishwasher, attractive tiled splashbacks, centre ceiling lighting, double glazed window to front, heather brown tiled floor.



LOUNGE

7.59m x 4.52m (24'11" x 14'10")



A very spacious and versatile room located to the rear of the house with three double glazed windows and double glazed French doors leading to the conservatory, it has an Adams style fireplace with decorative tiling, wood surround and a raised hearth with an inset electric coal effect fire. TV point, panelled radiator.



CONSERVATORY



Full depth single glazed conservatory with matching glazed roof, it affords splendid views across adjoining farmland towards the Berwyns and Upper Dee Valley, tiled flooring, radiator.

SIDE HALL

Staircase rising off, panelled radiator. Panelled door leading to outbuilt front porch.

SIDE PORCH

DAY ROOM

4.50m x 2.69m (14'9" x 8'10")



Approached from the kitchen with archway, it has a feature mock brick chimney breast with black enamelled LPG gas Stanley range with ovens and hot plate with back boiler providing domestic hot water and central heating. Double glazed window, heather brown tiling to match kitchen. Archway to a side lobby.

SIDE LOBBY

A useful pantry area with space for upright fridge/freezer and fitted cupboards.

DINING ROOM

3.68m x 2.41m (12'1" x 7'11")



Matching heather brown tiled flooring, double glazed window, coved ceiling, panelled radiator.

FIRST FLOOR LANDING

Woodgrain effect floor finish, panelled radiator.

BEDROOM ONE

3.76m x 4.52m (12'4" x 14'10")



A spacious bedroom to the rear of the house with a dual aspect over adjoining farmland towards the Upper Dee Valley and Berwyn Mountains, it has outbuilt wardrobes providing a combination of hanging rails and shelving, panelled radiator.

EN SUITE SHOWER ROOM

Corner cubicle with valve, pedestal wash basin and low level WC. Panelled radiator.

BEDROOM TWO

3.76m x 3.25m (12'4" x 10'8")



Double glazed window to side, woodgrain effect flooring, outbuilt double door wardrobe, panelled radiator.

BEDROOM THREE

3.48m x 2.72m (11'5" x 8'11")



Double glazed window to front, outbuilt double door wardrobe with matching chest of drawers and side cabinet, panelled radiator.

BEDROOM FOUR

3.48m x 2.67m (11'5" x 8'9")



Double glazed window to front, woodgrain effect floor finish, panelled radiator.