

4 Garreg Lwyd, Gwyddelwern, Corwen, LL21 9EJ

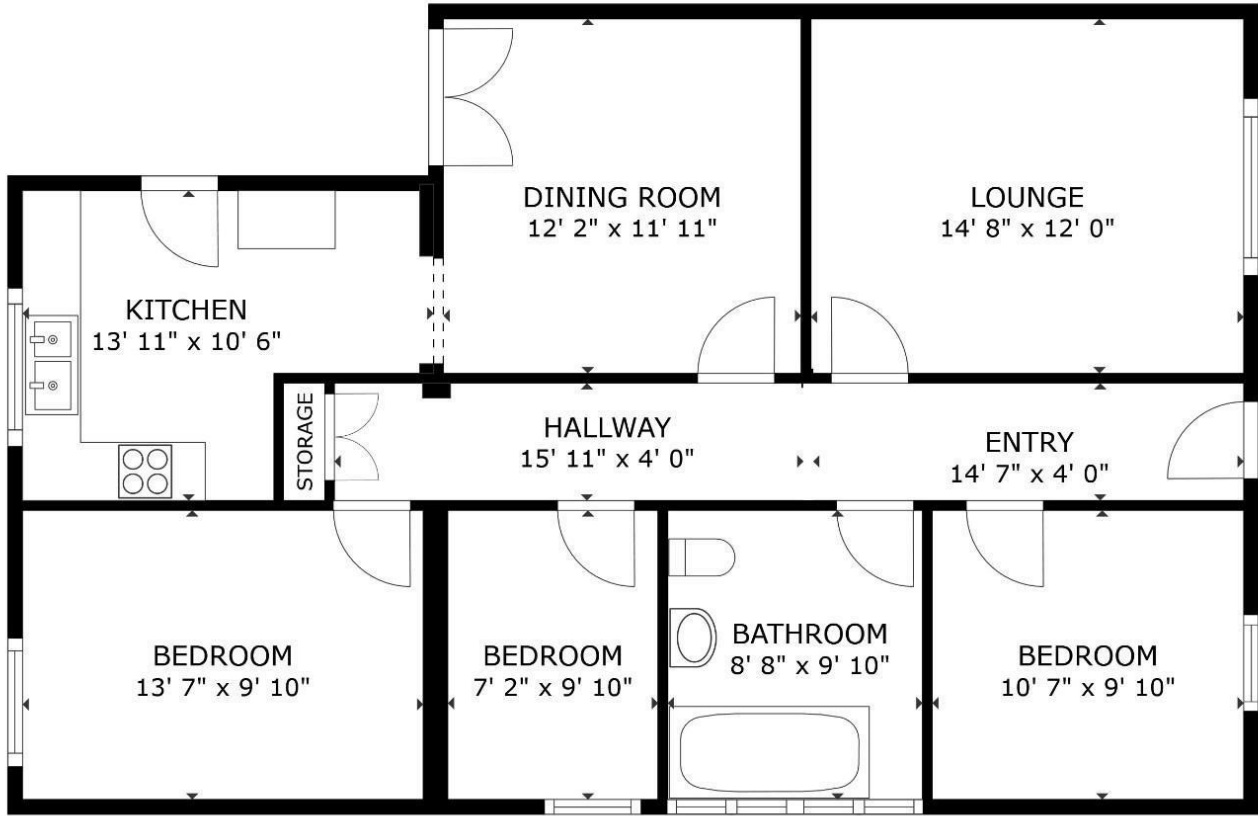
Cavendish
ESTATE AGENTS

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

Tel: 01824 703030

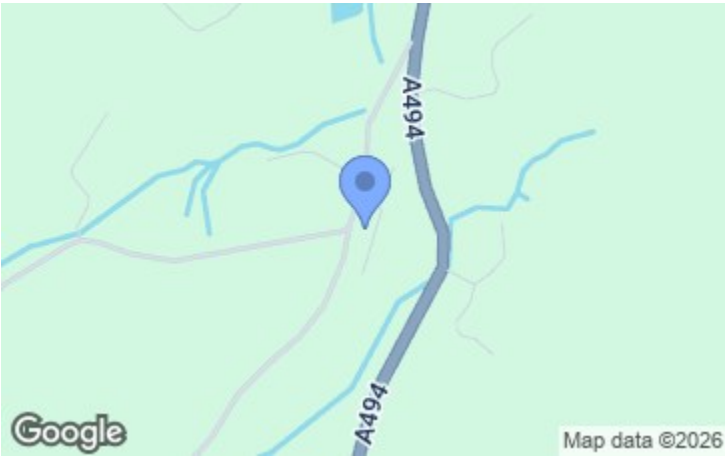
Email: ruthin.sales@cavmail.co.uk

www.cavendishproperties.co.uk



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 1,012 sq.ft.
TOTAL : 1,012 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	



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LL21 9EJ

Offers Around
£150,000

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 3 bedroom semi-detached bungalow offering spacious and adaptable accommodation in need of some modernisation and refurbishment, set within this popular cul-de-sac on the periphery of the village.

Long central hall, lounge, dining room, kitchen. 3 bedrooms and large bathroom. electric heating 7 double glazed. Parking for 2 cars to the front. Enclosed garden to rear with two timber panelled sheds.



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LOCATION

Gwyddelwern is a small rural village in the heart of rolling countryside some two miles from Corwen. The nearby market town provides a wide range of facilities catering for most daily requirements with excellent road links towards Llangollen some 13 miles. The A 5104 Chester road is located within 1.25 miles of the village providing direct access towards Chester and Ruthin is about 9 miles. There is a popular primary school in the village centre.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Panelled and glazed door leading to central hall.

CENTRAL HALL

Woodgrain effect floor finish, built-in double door cupboard, coved ceiling, electric night storage heater.

LOUNGE

4.47m x 3.66m (14'8 x 12')



Double glazed window to front, coved ceiling, electric night storage heater.

DINING ROOM

3.71m x 3.56m (12'2 x 11'8)



Double glazed French doors opening to the rear garden, coved ceiling, matching woodgrain effect floor finish, electric night storage heater. Archway to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

3.99m max x 3.20m max (13'1 max x 10'6 max)



Fitted with a range of base and wall mounted cupboards and drawers with working surfaces, 1.5 bowl sink with mixer tap, void and plumbing for washing machine, inset four ring electric hob with oven and hood, terracotta style ceramic tile flooring, double glazed window, door to side, electric night storage heater.

BEDROOM ONE

4.14m x 3.00m (13'7 x 9'10)



Double glazed window to rear, woodgrain effect flooring, electric night storage heater.

BEDROOM TWO

3.23m x 3.00m (10'7 x 9'10)



Double glazed window to front, matching flooring, electric night storage heater.

BEDROOM THREE

3.00m x 2.18m (9'10 x 7'2)



Double glazed window to side, matching flooring, electric night storage heater.

BATHROOM

3.00m x 2.64m (9'10 x 8'8)



White suite comprising a manual traverse disabled bath with integrated chair, wash basin and WC. Part tiled walls.

OUTSIDE



Paved driveway leading in providing space for parking two cars, gravelled area adjoining, access to the gable wall leading to the rear where there is an enclosed garden with two substantial timber framed and panelled sheds, paved areas and access off leading to the country lane to the rear of Garreg Lwyd.



DIRECTIONS

From the agent's Ruthin office take the A494 Corwen Road proceeding through the village of Pwllglas and after some nine miles enter the village of Gwyddelwern. Continue through its centre proceeding past the former inn and thereafter the primary school and take the next right fork onto a minor country lane whereupon the entrance into the Garreg Lwyd development will be found on the left hand side. Continue for some 50yds bearing right and continue towards the head of the cul-de-sac and the bungalow is on the right.

AGENTS NOTES

COUNCIL TAX

TENURE

Freehold.

*ANTI MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of E54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a 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.

*EXTRASERVICES - REFERRALS

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.