

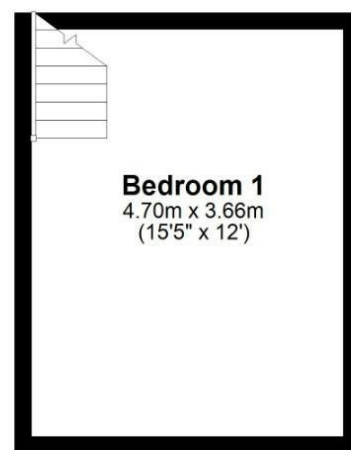
## Ground Floor

Approx. 65.8 sq. metres (708.5 sq. feet)

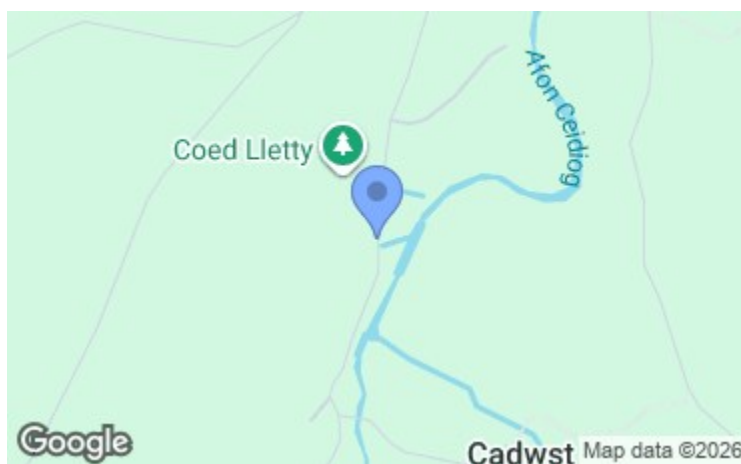


## First Floor

Approx. 17.2 sq. metres (185.0 sq. feet)



Total area: approx. 83.0 sq. metres (893.4 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

## Lletty

Llandrillo, Corwen, Denbighshire  
LL21 0TD

Offers Around

£350,000

AN ATTRACTIVE GRADE II LISTED TWO BEDROOM PERIOD COTTAGE set in the heart of the Pennant valley amidst mature woodland with two timber framed cabins and small paddock with extensive frontage onto the river Ceidiog, the whole extending to approx 4.7 acres, about 1 mile from the picturesque village of Llandrillo.

Standing in the heart of the Pennant valley, An Area of Outstanding Natural Beauty on the western side of the Berwyn mountains, this pretty cottage, listed by CADW as an example of a small agricultural worker's cottage which has retained many of its original features, offers scope for some modernisation and possible extension subject to consent. It affords outbuilt and enclosed porch, an attractive lounge/dining room with wood stove, kitchen, inner lobby, bedroom two, modern conservatory and shower room, first floor main bedroom. Solid fuel and oil heating, extensive parcel of woodland with mountain stream and small paddock.

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

Llandrillo is a small village community nestling in the heart of the Upper Dee Valley almost equidistant between Corwen and Bala, some 17 miles from Ruthin and 15 miles Llangollen. Centred on the historic Church, there is a general stores and restaurant to its' centre whilst the renowned Tyddyn Llan Restaurant and Hotel is on the periphery of the village.

## THE ACCOMMODATION COMPRISES

### PORCH

Twin panelled doors leading into an enclosed porch.

### LOUNGE/DINING ROOM

4.57m x 3.56m (15' x 11'8")



### INNER LOBBY

Leading to bedroom two

### BEDROOM TWO

4.22m max x 2.90m max (l-shaped) (13'10" max x 9'6" max (l-shaped))



An attractive room with a white painted beamed ceiling, cottage style window to front with sill, recessed fireplace with inset wood stove with back boiler interconnecting into the domestic hot water system, red quarry tile flooring, panelled radiator.

An L-shaped room with partially vaulted ceiling, painted stonework to front with cottage style window, ornate free-standing cast iron stove on a red quarry tiled floor, painted wall panelling in part.

onto the B4401 Old Bala Road. Proceed through the village of Cynwyd and into Llandrillo thereafter. Proceed over the bridge in the centre of Llandrillo and on reaching the shop turn left. After some 75 yards take the left-hand fork and continue out the village for about 1 mile in to the pennant Valley and the property will be found on the right.

703030.

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

HE/PMW

#### AGENTS NOTES

Mains electricity, private water supply on land adjoining, private drainage.

#### COUNCIL TAX

Band c

#### TENURE

#### \*ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

#### 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.

#### \*EXTRA SERVICES - 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.

#### VIEWING

By appointment through the Agent's Ruthin office 01824



#### CONSERVATORY

3.23m x 2.51m (10'7" x 8'3")



A modern addition with white UPVC double glazed windows and polycarbonate roof, it has a glazed door leading out, woodgrain effect floor finish, panelled radiator.

#### KITCHEN

3.66m x 1.93m (12' x 6'4")



Fitted base and wall units with hardwood worktop, inset single drainer sink, tiled splashback, oil fired Stanley range cooker with back boiler interconnecting with the wood burning stove to provide hot water and heating, partially vaulted ceiling with exposed purlin, red quarry tile floor, staircase rising to the main bedroom.

#### SHOWER ROOM

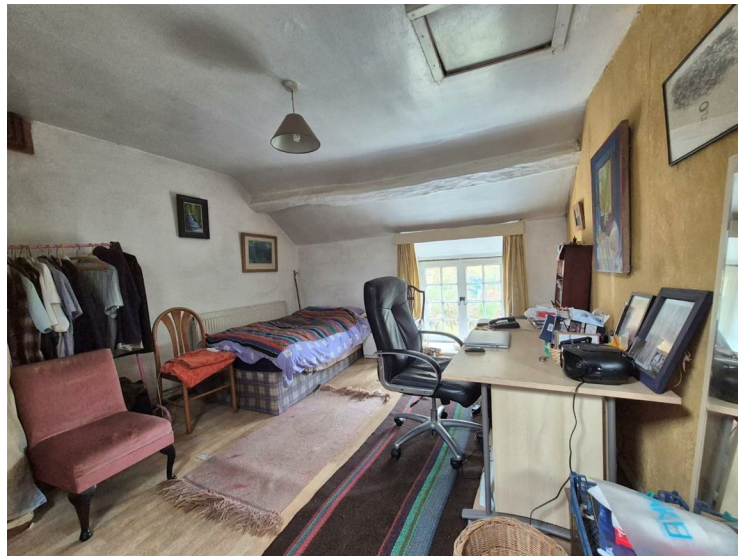
2.49m x 2.06m (8'2" x 6'9")



Shower tray with electric shower over, pedestal wash basin and low level WC. Fully tiled walls, tiled floor, plumbing for washing machine, radiator.

### BEDROOM ONE

4.70m x 3.66m (15'5" x 12')



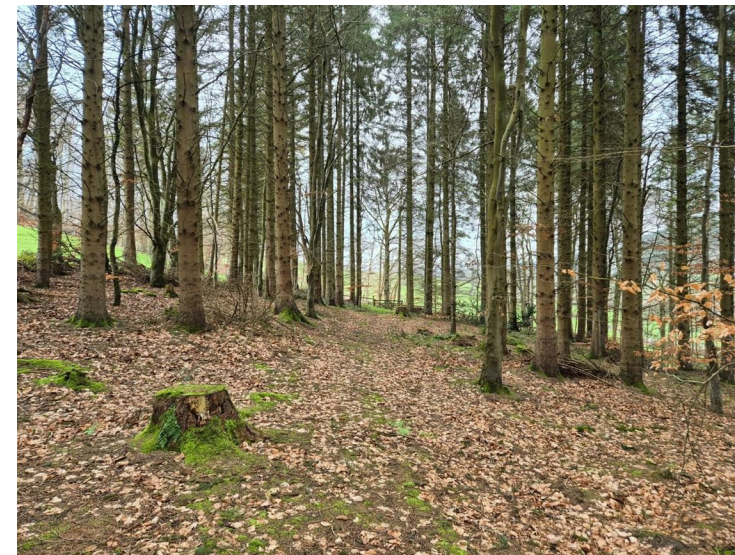
A large room with partially vaulted ceiling with exposed purlin, open fronted airing cupboard with cylinder, cottage style window to front, panelled radiator.

### MAIN CABIN WITH VERANDAH



Thereafter there is a secluded cottage style garden with mature hedging and shrubs together with pathway leading over a minor mountain stream to an area used for chopping logs with open fronted log stores.

### WOODLAND



### PADDOCK



To the opposite side of the lane is a parcel of land which benefits from extensive frontage and fishing rights on the river Ceidiog. It provides an ideal enclosure for keeping small livestock and there are currently a variety of hens and ducks.

### OUTSIDE



The property stands to one side of a minor country lane. There is a lean-to former coach house to one side currently used for storage (11' x 9'3" plus recess) together with a further outbuilt store to part of the front elevation.

### LOG CABIN



The pathways meander up through the large area of mature woodland of mainly Scots Pine and some beech trees which stand tall over an area of natural flora and fauna. The mountain stream extends up along the western boundary from which there are views towards the Pennant valley together with a large timber framed and panelled cabin with a raised veranda looking south. Beyond, there is a further log cabin.

### RIVER CEIDIOG



### DIRECTIONS

From Ruthin take the A494 Corwen Road proceeding through Gwyddelwern and after some 9 miles and on reaching the 'T' junction with the A5104 Chester Road turn right. Continue to the traffic lights with the A5 and turn left and on crossing the River Dee Bridge turn immediately right