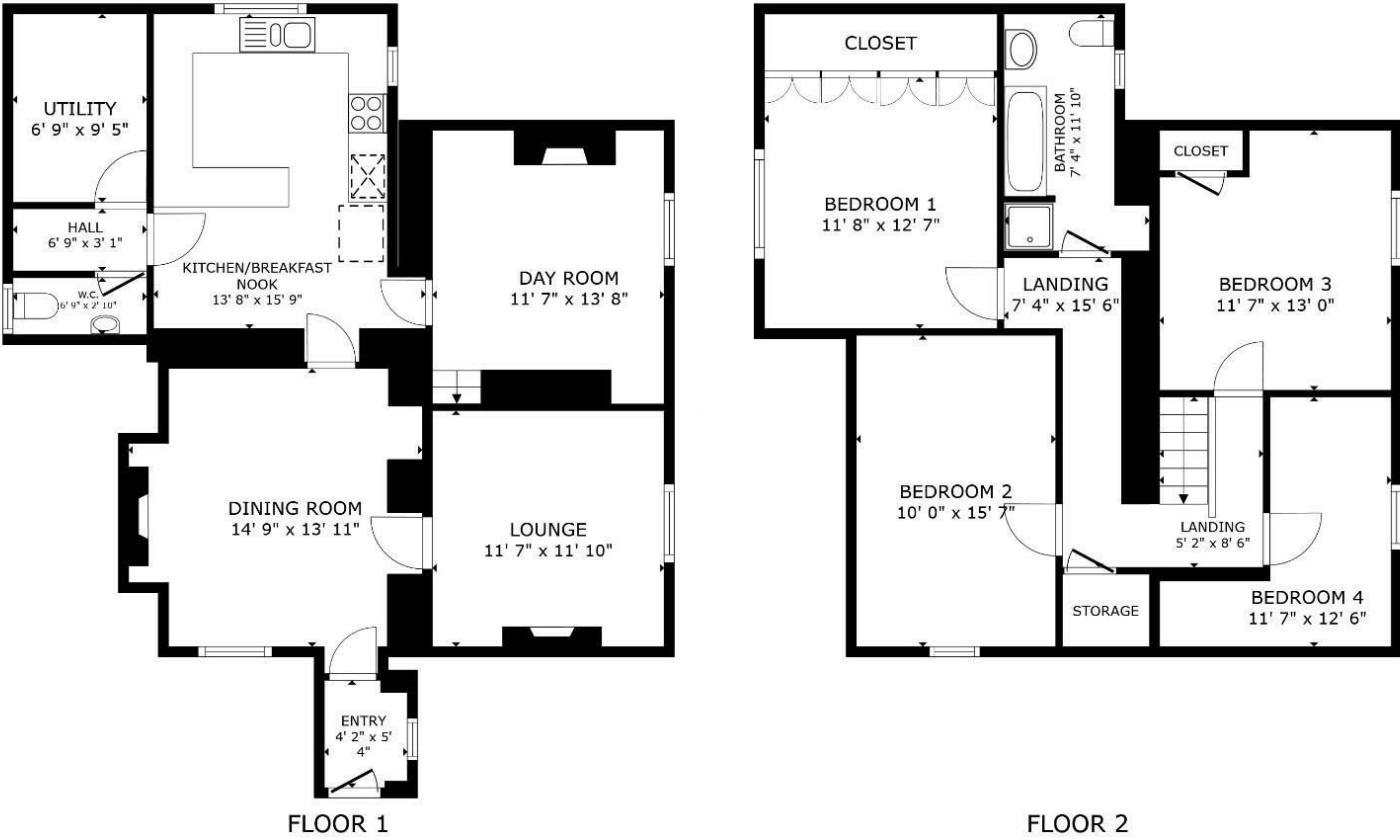
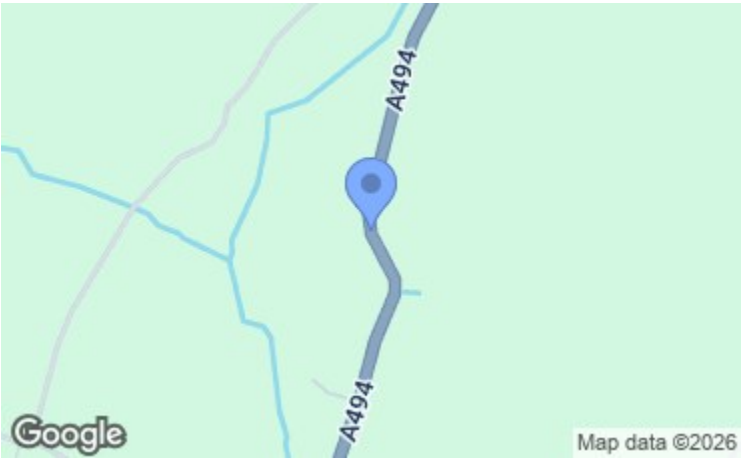


Tyn Rhos Gwyddelwern, Corwen, Denbighshire, LL21 9DE



GROSS INTERNAL AREA
FLOOR 1 834 sq.ft. FLOOR 2 840 sq.ft.
TOTAL : 1,674 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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.



www.cavendishproperties.co.uk

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www.cavendishproperties.co.uk



Tyn Rhos
Gwyddelwern, Corwen, Denbighshire
LL21 9DE

Price
£525,000

An attractive 4 bedroom detached period farmhouse, extended and refurbished to provide an ideal family home, together with a stone built L-shaped range of former farm buildings with potential for conversion, pretty cottage style gardens together with 2 adjoining paddocks, the whole extending to about 2.56 acres.

Standing in a secluded setting at the head of its own long private drive the property is located on the outskirts of the village convenient for the A5 and Chester road. It affords an out-built porch, dining room, lounge, day lounge, modern fitted kitchen/breakfast room, side hall with cloaks and utility room.

First floor landing, 4 bedrooms & bathroom. Modern cottage style double glazed windows & oil heating. L-shaped range with former shipon, barn and stores.

LOCATION



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.

THE ACCOMMODATION COMPRISES

PORCH

Outbuilt stone faced porch with light, oak panelled door leading to porch with double glazed window to side. Glazed and panelled inner door leading to dining room.

DINING ROOM

4.50m x 4.24m (14'9 x 13'11)



An attractive room with heavy beamed ceiling, inglenook style fireplace with stone faced chimney breast and raised stone hearth, very substantial supporting beam and a modern wood burning stove. Double glazed window to side

with deep sill, deep display niche with shelving and light, panelled radiator.



LOUNGE

3.53m x 3.61m (11'7 x 11'10)



An attractive room with cottage style double glazed window to front with deep sill, high beamed ceiling, ornate Victorian style cast iron fire surround with hearth and open fire grate (flue not in use), wall light points, panelled radiator.



TENURE

Freehold.

*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 703030.

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

HE/PMW



PADDOCKS



Located to either side of the drive to provide two enclosures laid down to pasture and provide ideal space for small livestock and/or horses.



DIRECTIONS

From the Agent's Ruthin Office take the A494 Corwen road, proceeding through Pwllglas, for some nine miles to the village of Gwyddelwern. Proceed through the village centre, continuing past the Primary School and proceed out of the village for about 0.5 mile whereupon the drive is on the left hand side on the inside of a sweeping left hand bend in the road.

COUNCIL TAX

Denbighshire County Council - Tax Band F

KITCHEN/BREAKFAST ROOM

4.80m x 4.17m (15'9" x 13'8")



Fitted with a modern range of base and wall mounted cupboards and drawers with a light cream tone finish to door and drawer fronts and contrasting stone effect working surfaces to include a peninsular divide/breakfast bar.



There is space for slot in electric cooker with stainless steel hood above, inset one and half bowl stainless steel sink with mixer tap and drainer, glazed display cabinet with concealed lighting, integrated Hotpoint dishwasher, attractive tiled splashbacks. Heavy beamed ceiling, two cottage style double glazed windows with aspect over the gardens, limestone effect ceramic tiled flooring, panelled radiator.

DAY LOUNGE

4.17m x 3.53m (13'8" x 11'7")



Stone fireplace with raised hearth and open fire grate, painted beamed ceiling, cottage style double glazed window with deep sill, TV point, deep recess with fitted shelving, enclosed staircase rising off, panelled radiator.

REAR PORCH



Hardwood stable door leading to the side.

CLOAKROOM

Low level WC, double glazed window, panelled radiator.

UTILITY ROOM

2.87m x 2.06m (9'5 x 6'9)



Cottage style double glazed window, fitted worktop with void and plumbing for washing machine and space for tumble dryer, single drainer sink with under cupboard and drawer, oil fired boiler providing domestic hot water and heating, wall cupboards, matching flooring to rear porch, cloakroom and kitchen.

FIRST FLOOR CENTRAL LANDING

Fitted storage cupboard, panelled radiator.

BEDROOM ONE

3.84m x 3.56m (12'7 x 11'8)



Modern cottage style double glazed window, fitted wardrobes to one wall providing a combination of hanging rails and shelving, panelled radiator.

BEDROOM TWO

4.75m x 3.05m (15'7 x 10')



Cottage style double glazed window with deep sill, partially vaulted ceiling with exposed purlins, panelled radiator.

BEDROOM THREE

3.96m x 3.53m (13' x 11'7)



Partially vaulted ceiling, Cottage style double glazed window with deep sill to front with views across the paddock towards the Berwyns and Upper Dee Valley, fitted dressing table with shelving above, fitted cupboard housing a lagged cylinder with slatted shelving above, panelled radiator.

BEDROOM FOUR

3.61m max x 3.53m max - l-shaped (11'10 max x 11'7 max - l-shaped)

Cottage style double glazed window to front with views across the paddock towards the Berwyns and Upper Dee Valley, deep walk-in cupboard with shelving, panelled radiator.

BATHROOM

3.61m x 2.24m (11'10 x 7'4)



Panelled bath, shower, wash basin & w.c.. Part tiled walls to dado tiling and radiator

OUTSIDE



The property stands in a very secluded setting at the head of its own private drive. The driveway extends along between the two paddocks with many maturing native deciduous trees and hedging to one side. It extends through to a wide gravelled area to the left hand side of the house which also provides access to the L-shaped range of stone buildings to include former shippon and coach house.

GARDENS



There is a pretty informal lawned garden to front which is quite sheltered with mature conifer hedging, laurel and specimen shrubs to include rhododendron with an archway leading through to a further informal lawned area beyond which adjoins the main paddock. The garden then extends around to a former kitchen garden with two timber framed sheds.



Thereafter, the garden extends around to the rear of the house where there is a summerhouse, concrete pathway with well stocked and established herbaceous and heather borders. Thereafter is a timber framed open sided covered area which adjoins the rear elevation of the house together with a further lawned area, modern aluminium framed greenhouse and oil storage tank located behind the farm buildings.