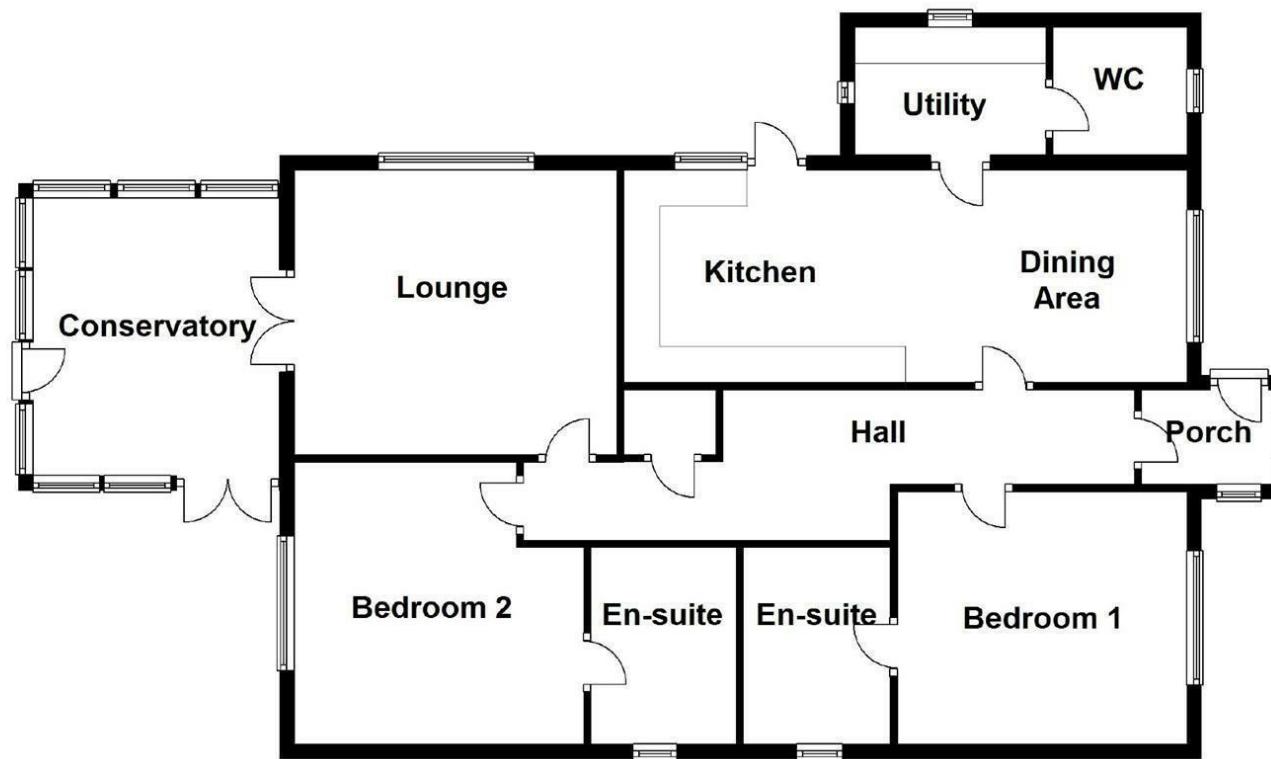


## Ground Floor



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	74	85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

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Not environmentally friendly - higher CO <sub>2</sub> emissions		EU Directive 2002/91/EC	
England & Wales		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.



**The Old Bakery Penybrynn**  
Corwen, Denbighshire  
LL21 0BH

**Price**  
**£260,000**

A DECEPTIVELY SPACIOUS TWO BEDROOM DETACHED BUNGALOW WITH GARAGE standing in a slightly elevated and secluded position to the upper part of Corwen approximately half a mile from the centre. Dating from 2004, the bungalow is designed to a spacious plan affording out built entrance porch, long central hall with study area and access to roof void, spacious lounge with adjoining conservatory, large fitted kitchen/dining room with utility room and cloaks, two double bedrooms both with en suite shower/bathroom. Double glazed with gas central heating, tarmacadam driveway providing parking and over sized single garage, low maintenance gardens.

## LOCATION



Corwen is located in the heart of the Upper Dee Valley some 10 miles from Llangollen, 12 miles from Ruthin and with good road links towards Chester and Wrexham.

## THE ACCOMMODATION COMPRISES

### ENTRANCE PORCH

Hardwood panelled and glazed door leading to an out built and enclosed porch with two double glazed windows, wood grain effect double glazed door leading to central hall.

### CENTRAL HALL



Spacious central hall which widens into the central area where there is a large pull down bi fold ladder providing access to the large roof void, to the centre of which it has been designed with the possibility of conversion to provide a

loft room subject to the usual consents being obtained. Fitted linen cupboard with slatted shelving, dado rail, telephone point, two panelled radiators.

### PART BOARDED LOFT AREA



### LOUNGE

4.42m x 3.91m (14'6" x 12'10")



A spacious room with large double glazed window to the right hand elevation, coved ceiling, dado rail, TV point, radiator. Twin double glazed French doors opening to the conservatory.

proceeding for some nine miles through the village of Gwyddelwern and on reaching the junction with the A5104 Corwen Road, turn right. Follow the road to the traffic lights with the A5T and turn left and continue over the River Dee bridge into Corwen town. Follow the road over the River Dee bridge and immediately right onto the B441 Road and continue up the hill for some 200yds and take the sharp left hand turning. Follow this road up the steep hill and continue for some 500yds whereupon The Old Bakery will be found on the right hand side denoted by the agent's for sale board.

#### AGENTS NOTES

#### TENURE

Understood to be Freehold

#### COUNCIL TAX

Denbighshire County Council - Tax Band E

#### MATERIAL INFORMATION

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.

#### AML

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing.

There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or [david.adams@cavendishrentals.co.uk](mailto:david.adams@cavendishrentals.co.uk)

#### VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

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

HE/PMW



#### CONSERVATORY

3.81m x 3.38m (12'6" x 11'1")



Designed to take advantage of the pleasing views in a northerly direction across the valley of the River Dee, it is of double glazed construction with a pitched polycarbonate roof, twin glazed doors opening to a gravelled patio, ceramic tiled flooring, radiator.

#### KITCHEN/DINING ROOM

7.77m x 3.05m (25'6" x 10')



A spacious room capable of sub division if required. Double glazed window to the front elevation, coved ceiling, radiator. In the kitchen area there is an extensive range of base and wall mounted units and drawers with pine panelled finish to door and drawer fronts and contrasting stone effect working surfaces. Inset one and half bowl white glazed sink with mixer tap, space for slot in electric or gas cooker, display cabinet, open corner shelving, stainless steel extractor hood and light, double glazed window to side.



#### UTILITY ROOM

2.62m x 1.75m (8'7" x 5'9")

Fitted base and wall units to match kitchen with inset stainless steel sink with drainer and mixer tap, void for

washing machine, dishwasher, space for tumble dryer, wall mounted gas boiler providing hot water and central heating, high level double glazed window to gable, further window to rear, ceramic tiled flooring, radiator.

#### CLOAKROOM

Double glazed window, white suite comprising wash basin and low level WC, part tiled walls, extractor fan, ceramic tiled flooring, radiator.

#### BEDROOM ONE

3.96m x 3.45m (13' x 11'4")



Double glazed window overlooking the front garden, coved ceiling, radiator.

#### EN SUITE BATHROOM

2.69m x 2.01m (8'10" x 6'7")



White suite comprising panelled bath, pedestal wash basin

and WC, part tiled walls to a decorative dado, coved ceiling, double glazed window, tiled floor, radiator.

#### BEDROOM TWO

3.96m x 3.86m (13' x 12'8")



Double glazed window overlooking the rear garden and patio, coved ceiling, radiator.



#### EN SUITE SHOWER ROOM



White suite comprising large walk in shower with sliding screen and high output shower unit, pedestal wash basin and WC, extractor fan, double glazed window, attractive wall tiling to dado, shaver point, light, ceramic tiled floor, radiator.

#### OUTSIDE

The property stands in a slightly elevated setting with a wide splayed entrance and five bar gate opening to a tarmacadam driveway which extends up to the front elevation of the bungalow and also towards the detached garage providing parking area.



#### DETACHED GARAGE

5.99m x 3.61m (19'8" x 11'10")



Two timber panelled doors leading in, electric light and power installed, fitted base and wall cabinets with three windows and personal door to side.

#### GARDENS



Adjoining the garage is an enclosed and secluded garden which has been designed for low maintenance with flagged area, timber framed pergola together with greenhouse and store. There is a large central fish pond together with shrubbery borders. Access to one side leading to the rear which adjoins the conservatory with a gravelled and low maintenance patio area.

#### DIRECTIONS

From the Ruthin office take the A494 Colwyn Road