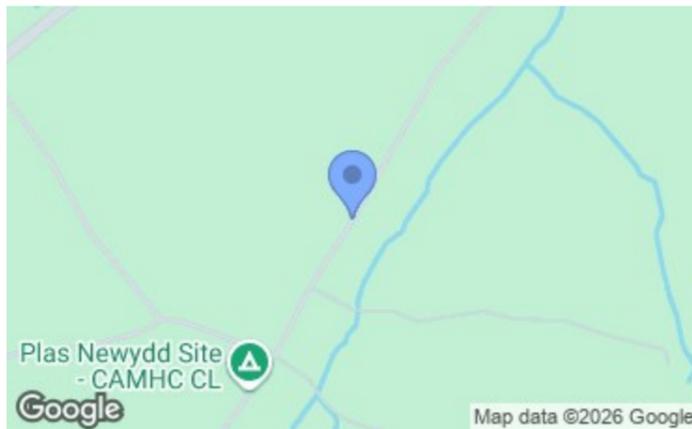


GRAND TOTAL AREA  
FLOOR 1: 1105 sq ft, FLOOR 2: 442 sq ft  
EXCLUDED AREA: PORCH: 65 sq ft  
TOTAL: 1612 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY



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			
		46	75
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Tyn Yr Erw**  
Bryneglwys, Corwen, Denbighshire  
LL21 9NE

**Price**  
**£450,000**

AN ATTRACTIVE AND DECEPTIVELY SPACIOUS FOUR BEDROOM DETACHED HOUSE WITH OUT BUILDING, detached double garage, large and well maintained gardens and an adjoining paddock, the whole extending to about 0.9 acres.

Located on a minor country lane in the heart of rolling countryside leading into the Llantysilio Mountains, yet only a short distance from the village and the A5104 Chester road enabling ease of access towards Wrexham, Ruthin and beyond. Having benefited from modernisation and refurbishment, it affords an outbuilt and enclosed porch, reception hall, spacious lounge with pleasing views, dining room, modern fitted kitchen with a range of built-in appliances, rear porch, bedroom three with fitted wardrobes and luxury shower room. First floor landing, three bedrooms and shower room, double glazed and oil heating. Inspection highly recommended.

A REGISTERED SMALL HOLDING

**LOCATION**



The property stands approximately 0.5 mile from the main Chester to Corwen road some 0.75 mile from the village of Bryneglwys and within easy reach of the nearby market town of Ruthin and cities of Wrexham and Chester. It enjoys a delightful rural setting with uninterrupted views over rolling countryside.

**THE ACCOMMODATION COMPRISES**

**ENTRANCE PORCH**

Outbuilt and enclosed entrance porch with a modern composite UPVC and glazed door leading in, double glazed window to front with views towards the Llantysilio Mountains. Hardwood framed and glazed inner door leading to hall.

**HALL**



Staircase rising off with enclosed under stairs cupboard, panelled radiator.



**LOUNGE**  
7.37m x 3.66m (24'2" x 12')



A very spacious and well lit room, a modern extension to the western side of the house, it is designed to take full advantage of the far reaching views with a double glazed window to the gable elevation looking over adjoining farmland, double glazed window to the south-west overlooking farmland towards the Llantysilio Mountains and a double glazed sliding patio window opening to the private gardens with views beyond across the valley. Feature stone tiled and lined fireplace with raised hearth and a modern multi fuel stove, TV point, two panelled radiators.

**PADDOCK**



The paddock extends to about 0.6 acre and benefits from a separate gate access from the road. It provides an ideal area for those wishing to keep small livestock or pony.



**DIRECTIONS**

From the agent's Ruthin office take the A525 Wrexham road proceeding through Llanfair DC and continue past Llysfasi college into the Nantgarth pass. At the far end of the pass take the right turning signposted Bryneglwys and follow the road up the hill proceeding to the T junction with the A5104 Chester to Corwen road. Turn right and proceed for some 500yds and take the first left turning signposted Glyndyfrdwy. Continue on the lane for approximately 0.5 mile and the property will be found on the right hand side.

**COUNCIL TAX**

Denbighshire County Council - Tax Band E

**TENURE**

Freehold.

**ANTI MONEY LAUNDERING REGULATIONS**

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.

**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**

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



**DETACHED DOUBLE GARAGE**  
5.49m 1.22m x 5.49m 0.30m (18' 4" x 18' 1")



Two metal up and over doors to front with modern bunded oil storage tank to one side.

**SHIPPON**  
7.92m x 4.88m (26' x 16')



Brick and corrugated asbestos building used for general storage with an adjoining store to one side and a shed beyond and a modern greenhouse.



**DINING ROOM**  
4.06m x 3.23m (13'4" x 10'7")



Double glazed window with aspect over the gardens, meter cupboard, feature brickwork to one wall incorporating a former fireplace, display niches and louvre door cabinet with shelving, panelled radiator.



**KITCHEN**  
5.31m max x 3.35m max (l-shaped) (17'5" max x 11' max (l-shaped))



L-shaped kitchen with a modern range of base and wall mounted cupboards and drawers with an Ivory finish to door and drawer fronts and contrasting stone effect working surfaces to include a Rangemaster electric range cooker with a Rangemaster extractor hood and light above, inset single drainer sink with mixer tap, integrated dishwasher, void and plumbing for washing machine, integrated fridge and space for freezer, attractive tiled splashbacks, double glazed window with aspect over the driveway, further double glazed window overlooking the garden. Fitted broom cupboard with shelving, panelled radiator.



### REAR PORCH



Modern Worcester oil fired combination boiler providing domestic hot water and heating, double glazed window with aspect over the gardens, panelled and glazed door leading out. Louvre door boot cupboard.

### GROUND FLOOR - BEDROOM THREE

3.76m x 3.51m (12'4" x 11'6")



Shallow bay double glazed window to front, range of modern fitted wardrobes providing three double door robes with a combination of hanging rails and shelving, two five drawer chest of drawers and locker storage cupboards above, panelled radiator.

### GROUND FLOOR - SHOWER ROOM

1.80m x 1.78m (5'11" x 5'10")



Recently refurbished with modern suite comprising floor level shower tray with glazed screen and high output shower with monsoon style head, fitted vanity with basin and storage and low level WC, fully tiled walls to a stone effect finish with mirror fronted medicine cabinet and circular mirror with di-mister and light, extractor fan, shaver point, electric towel radiator. Ceiling downlighters, double glazed window.

### FIRST FLOOR LANDING

### BEDROOM ONE

4.01m " x 3.51m (13'2 " x 11'6")



Double glazed window to front, fitted wardrobes to one wall comprising two double door units together with chest of drawers and open display shelving, panelled radiator.

### BEDROOM TWO

3.51m x 3.15m (11'6" x 10'4")



Double glazed window with far reaching views to rear, panelled radiator.

### BEDROOM FOUR

2.79m x 1.83m including bulkhead (9'2" x 6' including bulkhead)

Double glazed window, panelled radiator.

### SHOWER ROOM

1.93m x 1.83m (6'4" x 6')

Corner cubicle with electric shower, pedestal wash basin and WC, extractor fan, double glazing and panelled radiator.

### OUTSIDE



The property stands on a minor country lane leading to the Llantysilio Mountains about 0.5 mile from the main A5104 Chester to Corwen road and some 3/4 mile from the village. It is bounded to the roadside by mature hedging in the main

together with a small lawned area to the front elevation of the house and a metal gate opening to a wide golden gravelled courtyard providing parking and access to the gardens, detached double garage, former Shippon and land.

### GARDENS



The gardens are mainly to the north and western side of the house and provide extensive informal lawns from which they enjoy truly outstanding views over adjoining farmland. There is an established kitchen garden with soft fruit bushes and four enclosures with tubs for strawberries. To the western side of the house is a quite secluded gravelled patio area which extends round towards the patio windows of the lounge, both of which enjoy views over farmland.

