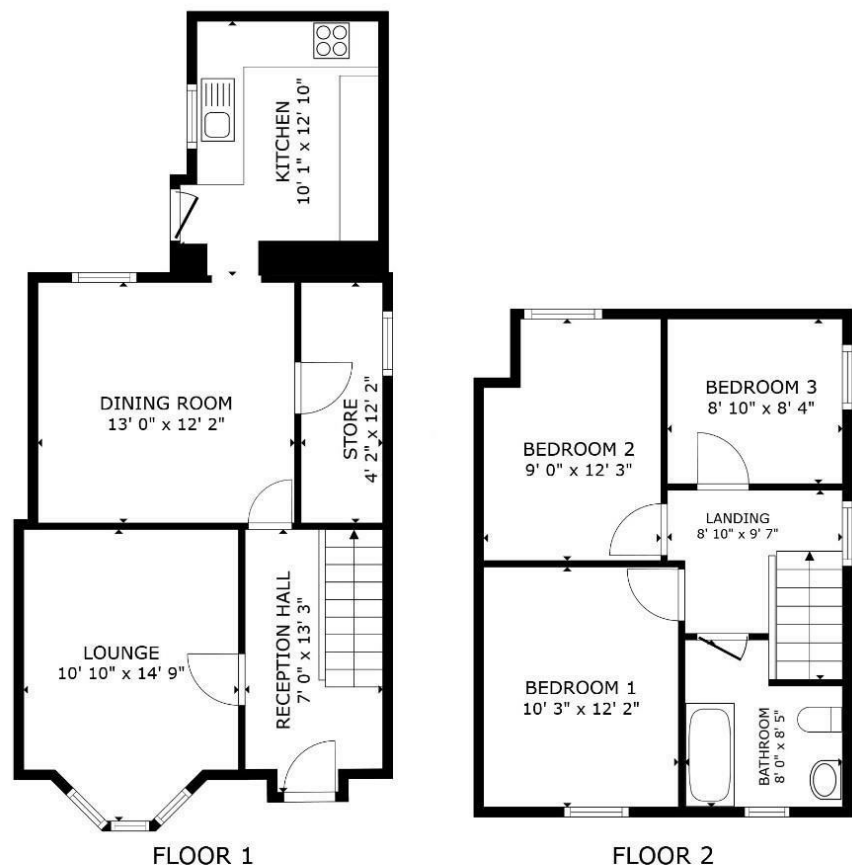
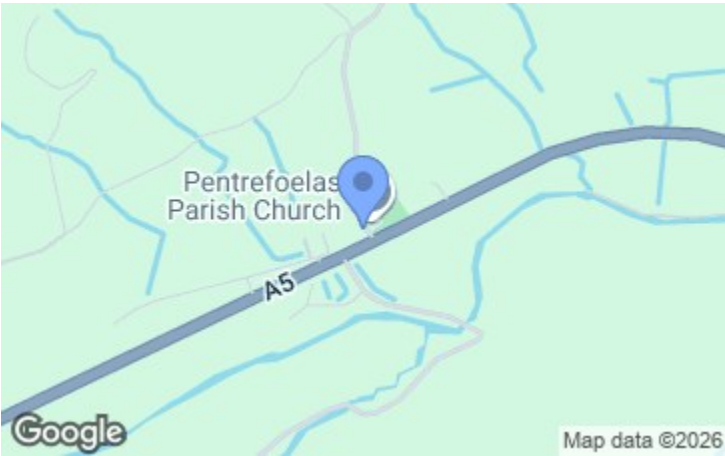


Min Awel Maerdy, Corwen, LL21 0NY



GROSS INTERNAL AREA
FLOOR 1 492 sq.ft. FLOOR 2 441 sq.ft.
EXCLUDED AREAS : RECEPTION HALL 88 sq.ft.
TOTAL : 933 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	

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.



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Min Awel

Maerdy, Corwen,
LL21 0NY

**Offers Around
£250,000**

A VERY ATTRACTIVE THREE BEDROOM SEMI-DETACHED PERIOD HOUSE set within delightful, mainly westerly facing gardens with far reaching views across the valley towards rolling countryside. Located in a convenient position set back from the A5 almost equi-distant between the towns of Corwen and Cerrigydrudion.

Standing in a small rural hamlet, this comfortable home combines modern amenity with a wealth of original features. It affords a large entrance hall with Minton style tiled floor, lounge with ornate fireplace and bay window, dining room with heavy beamed ceiling and stone floor, kitchen with dark blue enamelled Stanley range, first floor landing, three bedrooms and bathroom. Oil central heating. Large and well maintained gardens to front with store shed, secluded paved patio to rear with two store sheds and a wide parking area. Inspection highly recommended.

LOCATION



Dinmael Maerdy is a small rural hamlet standing in the heart of rolling countryside in southern Denbighshire just off the A5 providing direct ease of access into Eryri with Bettws Y Coed some 17 miles distant and Corwen and Llangollen 5 and 15 miles respectively. It is an area noted for its many quiet and scenic country lanes and bridleways.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Modern hardwood panelled and ledged entrance door with glazed upper light leading to reception hall.

RECEPTION HALL



A fine staircase rising off with feature Minton style tiled floor, moulded and coved ceiling, panelled radiator.

LOUNGE

4.50m x 3.30m (14'9" x 10'10")



An attractive and well lit room with a wide bay window to front with pleasing south-westerly aspect over the delightful gardens and beyond rolling countryside, deep moulded coved ceiling, fine Victorian style fireplace with decorative tiling and stone hearth, boarded floor, TV point, panelled radiator.



DINING ROOM

3.96m x 3.71m (13' x 12'2")



A very attractive room with a high and heavy beamed ceiling, it has an original cream enamelled range with open fire grate and former ovens with mantel over set within a brick surround and white painted timber over mantel. Sash window overlooking the private rear courtyard, riven slate flooring, panelled radiator.



STORE ROOM

A large and useful understairs store room with shelving, electric point for upright fridge/freezer and coat hooks.

KITCHEN

3.91m x 3.07m (12'10" x 10'1")



Dark blue enamelled Stanley range with twin hot plates, ovens and back boiler providing domestic hot water and heating, fitted base units to a shaker style with cream tone finish to door and drawer fronts and contrasting woodgrain effect working surfaces to include a white glazed sink with drainer and mixer tap, space for fridge, plumbing for washing machine, stone floor, modern hardwood panelled and ledged door leading out.



FIRST FLOOR LANDING

Coved ceiling, sash window to gable.

BEDROOM ONE

3.71m x 3.12m (12'2" x 10'3")



A light and airy room with delightful westerly views over the gardens and beyond. It has an original painted fireplace (not in use) with picture rail and panelled radiator.

BEDROOM TWO

3.73m x 2.74m (12'3" x 9')



Original Victorian style fireplace with painted surround (not in use), fitted airing cupboard with cylinder, picture rail, panelled radiator.

BEDROOM THREE

2.69m x 2.54m (8'10" x 8'4")



Sash window to side, picture rail, cast iron fireplace with painted surround (not in use), panelled radiator.