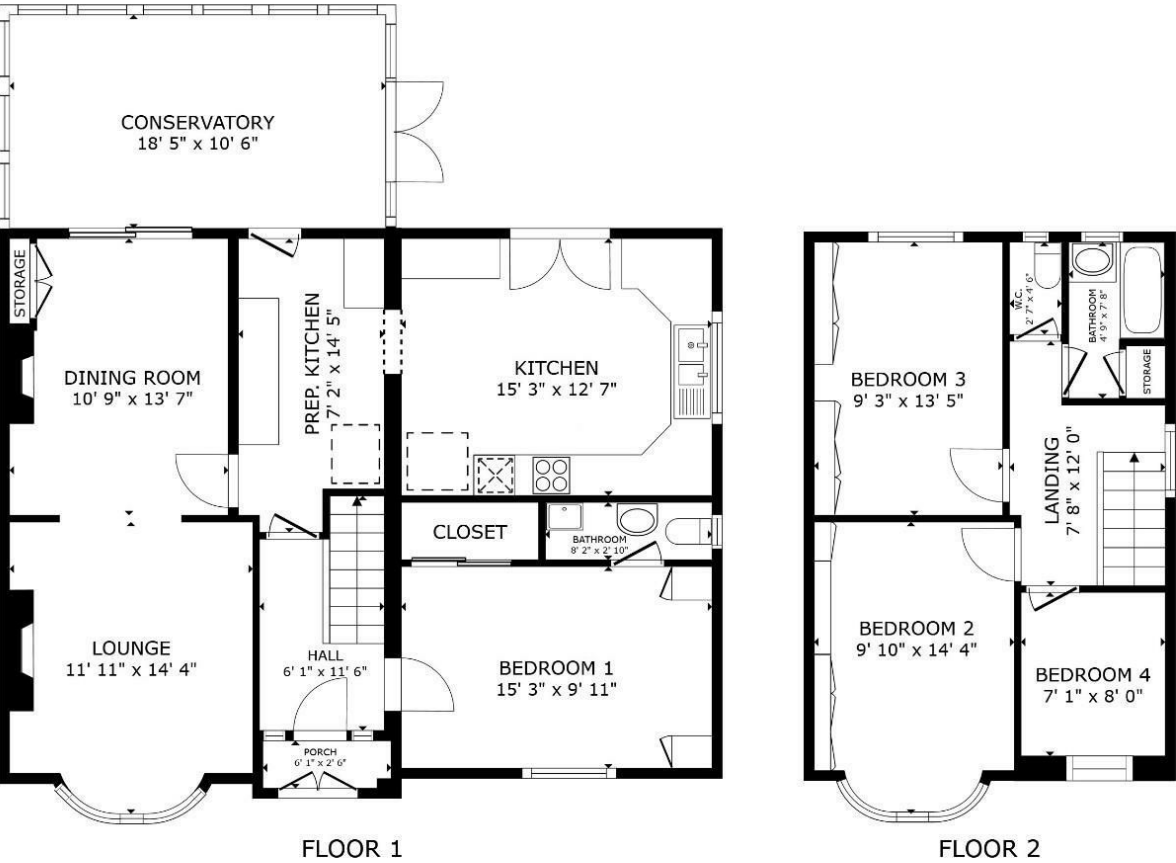




GROSS INTERNAL AREA
FLOOR 1 1,097 sq.ft. FLOOR 2 452 sq.ft.
TOTAL : 1,549 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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	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.



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Arwelfa The Crescent

Corwen,
LL21 0BU

Price
£325,000

A GREATLY EXTENDED FOUR BEDROOM SEMI-DETACHED HOUSE with conservatory, splendid raised decked area with pergola, extensive mature gardens with greenhouses and store, ample parking for 5 cars and detached garage located at the head of a popular residential cul de sac in an elevated position overlooking the Dee Valley and rolling countryside beyond.

This large and versatile family home affords an enclosed porch, entrance hall, lounge, dining room, large conservatory, preparation kitchen with archway to a large modern fitted kitchen/breakfast room, bedroom one with en suite shower room, first floor landing, three bedrooms and bathroom with separate WC.

An ideal family home suitable for extended family living.

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

VESTIBULE

UPVC double glazed French doors with decorative upper light leading to enclosed vestibule with tiled floor, original panelled inner door with leaded coloured glass with Welsh Dragon opening to the hall.

HALL

Original yellow pine staircase rising off with spindles, newel and treads, picture rail, pine flooring, radiator.

LOUNGE

4.37m x 3.63m (14'4" x 11'11")



DININGROOM

4.14m x 3.28m (13'7" x 10'9")



PREPARATION KITCHEN

4.39m x 2.18m (14'5" x 7'2")



The original kitchen in the house, it has a range of base and wall mounted cupboards with plumbing installed for a dishwasher, space for chest freezer, attractive tiled splashback in part and a pine clad ceiling with inset lighting. Slate effect tiled floor which extends into the kitchen extension.

KITCHEN

4.65m x 3.84m (15'3" x 12'7")



Forming part of the large extension to the right hand side of the house, it provides a large room fitted with an extensive range of base and wall mounted cupboards and drawers with oak effect finish to door and drawer fronts and contrasting stone effect working surfaces. It includes an inset 1.5 bowl stainless steel sink with mixer tap and drainer, inset four ring stainless steel gas hob with extractor hood and light above, integrated double oven, integrated dishwasher, space and plumbing for American style fridge/freezer, void and plumbing for washing machine and dishwasher. Attractive tiled splashbacks, ceiling downlighters, double glazed window, double glazed French doors opening to the rear raised decked area which interconnects with the pergola and the conservatory.



CONSERVATORY

5.61m x 3.20m (18'5" x 10'6")



A spacious room designed to take full advantage of the views across the Dee Valley towards rolling countryside, it has double glazed windows to three sides with polycarbonate roof and twin glazed doors opening to the decked area. Woodgrain effect floor finish, two panelled radiators.

BEDROOM ONE

4.65m x 3.02m (15'3" x 9'11")



Forming part of the extension, a spacious double room with double glazed window to front, fitted wardrobes to either side with bed recess with mirror and locker storage cupboards above, built-in sliding door wardrobe, panelled radiator.

EN SUITE SHOWER ROOM

Cubicle with bi-fold screen and high output shower, wash basin and WC, fully tiled walls with pine clad ceiling with inset lighting, extractor fan, tiled flooring, double glazed window, panelled radiator.

FIRST FLOOR LANDING

Pine flooring.

BEDROOM TWO

4.37m x 3.00m (14'4" x 9'10")



Shallow bay double glazed window to front with vertical blinds, fitted wardrobes to either side of former chimney breast with wardrobes and locker storage cupboards above, panelled radiator.

BEDROOM THREE

4.09m x 2.82m (13'5" x 9'3")



Double glazed window to rear with far reaching views across the Dee Valley, fitted wardrobes to either side of chimney breast providing hanging rails and locker storage cupboard over, central mirror and open shelving, panelled radiator.

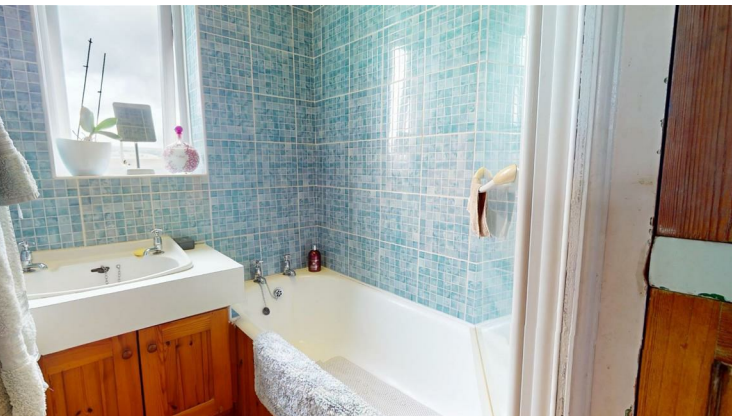
BEDROOM FOUR

2.44m x 2.16m (8' x 7'1")



Double glazed window to front, built-in wardrobe with shelving and storage above, panelled radiator.

BATHROOM



Panelled bath with screen and shower over, vanity with inset bowl, airing cupboard housing a modern Worcester gas fired combination boiler, mosaic effect wall tiling, double glazed window with views, pine ceiling with inset lighting.

SEPARATE CLOAKROOM

Double glazed window, low level WC.

OUTSIDE



The property stands within a much larger than average corner plot with a wide tarmac drive to front providing space for parking 2 cars together with decorative railings and gate and steps leading down to the front of the house where there is a slated area to one side and log store. Adjoining is a large open plan lawned garden