

2 Maes Glyndwr, Cynwyd, Corwen, LL21 0AJ

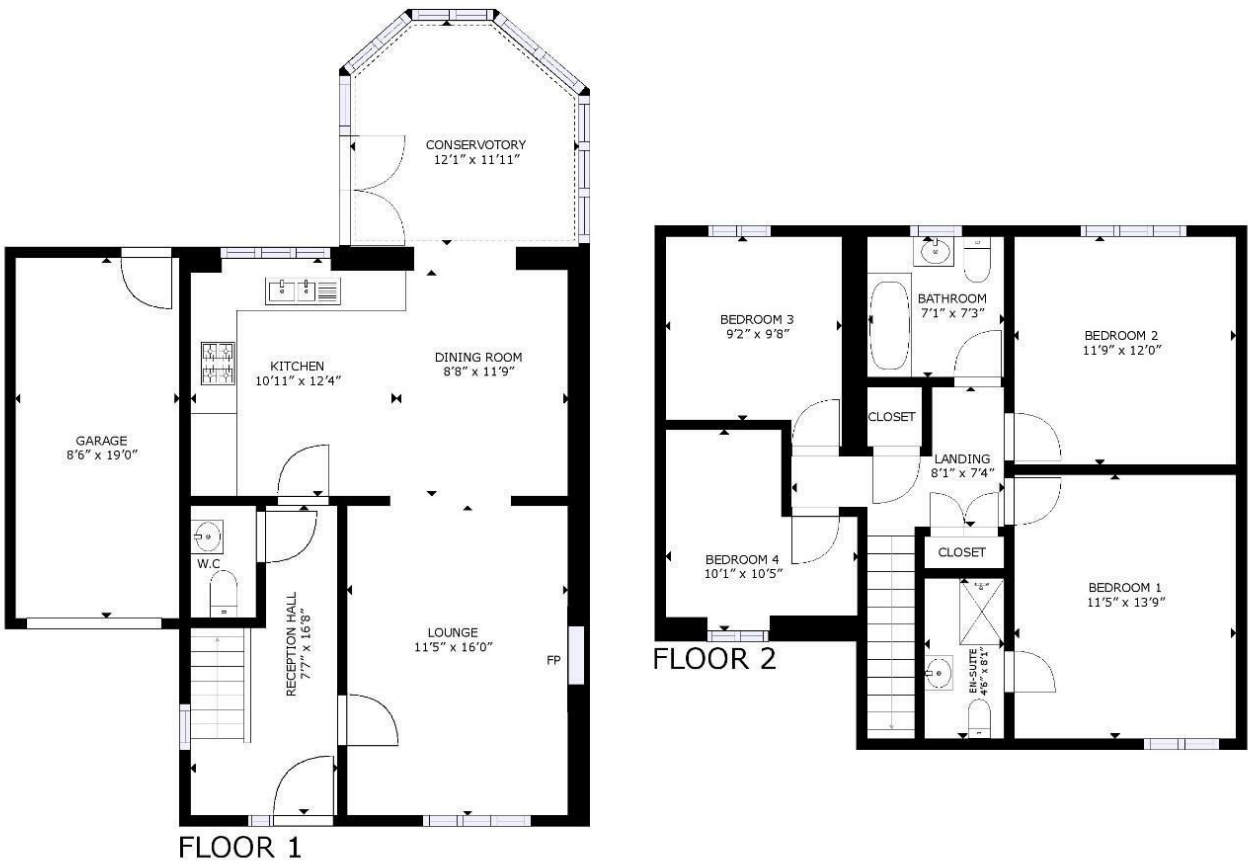
Cavendish
ESTATE AGENTS

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GROSS INTERNAL AREA
FLOOR 1: 730 sq. ft. FLOOR 2: 742 sq. ft.
TOTAL: 1,472 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	



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Price
£300,000

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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A LOVELY FOUR BEDROOM DETACHED HOUSE WITH LARGE CONSERVATORY AND INTEGRAL SINGLE GARAGE standing within an established and popular cul de sac in the heart of the village some 3 miles west of the A5 at Corwen. This attractive family home affords a spacious reception hall with oak flooring and cloakroom with WC, lounge with square arch to adjoining kitchen/dining room, a versatile open plan room which leads through to a large conservatory with aspect over the rear garden, first floor landing, main bedroom with en suite shower room, three further bedrooms and bathroom. Double glazed with mains gas central heating together with open plan lawned garden to front and enclosed and private garden to rear with a unique timber framed covered seating area with pergolas. Inspection recommended.
NO ONWARD CHAIN

LOCATION

The village provides a popular general store and post office, inn and primary school, whilst the nearby market towns of Bala, Corwen and Ruthin provide a more extensive range of facilities together with further primary and secondary schools. The village is within easy reach of the A5 enabling ease of access towards Llangollen, Wrexham and Chester.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

UPVC double glazed outer door with full depth panel leading to a larger than average reception hall.

RECEPTION HALL

5.08m x 2.31m (16'8" x 7'7")



Oak flooring, staircase rising off with enclosed cupboard beneath, double glazed window to side, panelled radiator.

CLOAKROOM

White suite comprising pedestal wash basin with tiled splashback and low level WC, extractor fan, tiled floor, radiator.

LOUNGE

4.88m x 3.48m (16' x 11'5")



An attractive room with wide double glazed window to front with blind, Adams style fireplace in white stone effect finish with inset Living Flame electric fire, TV point, panelled radiator. Square archway leading through to open plan kitchen and dining room.





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

KITCHEN/DINING ROOM

3.76m x 3.33m and 3.58m x 2.64m (12'4" x 10'11" and 11'9" x 8'8")



The kitchen is fitted with an extensive range of base and wall mounted cupboards and drawers with a cream high gloss finish to door and drawer fronts and contrasting solid oak working surfaces. It includes an inset one and half bowl stainless steel sink with mixer tap and drainer, inset four ring gas hob with extractor hood above, integrated double oven, dishwasher, fridge, freezer and space for inset washing machine (please note, we understand the dishwasher is not currently in working order). Large stone effect ceramic tiled flooring.



CONSERVATORY

3.68m x 3.63m (12'1" x 11'11")



A spacious room with floor level double glazed windows to three sides to include double glazed French doors leading out, high pitched and coated glass roof and panelled radiator.

COUNCIL TAX

TENURE
freehold.

DIRECTIONS

From the agent's Ruthin office take the A494 Corwen Road proceeding for some 9 miles through the village of Gwyddelwern. On reaching the T-junction with the A5104 Chester Road, bear right. Continue to the traffic lights with the A5 and turn left, immediately upon crossing the River Dee bridge turn right onto the B4401 Old Bala Road. Continue into Cynwyd whereupon Maes Glyndwr is the first cul de sac on the left hand side opposite the chapel.

*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.

FIRST FLOOR LANDING

Two built-in linen cupboards, one accommodating a modern gas-fired combination boiler and the other offering generous double storage.

BEDROOM ONE

4.19m x 3.48m (13'9" x 11'5")



A spacious double room to the front of the house with double glazed window and panelled radiator.

EN SUITE SHOWER ROOM



White suite comprising corner cubicle with high output shower, pedestal wash basin and WC. Mainly tiled walls with decorative mosaic tiling in part, double glazed window, extractor fan, fitted bulkhead cupboard, chrome towel radiator.

BEDROOM TWO

3.66m x 3.58m (12' x 11'9")



Double glazed window to rear, panelled radiator.

BEDROOM THREE

2.95m x 2.79m (9'8" x 9'2")



Double glazed window to rear, panelled radiator.

BEDROOM FOUR

3.07m max x 3.18m max (10'1" max x 10'5" max)



Double glazed window to front, panelled radiator.

BATHROOM

2.21m x 2.16m (7'3" x 7'1")



White suite comprising panelled bath with glazed screen and high output shower over, pedestal wash basin and WC. Part tiled walls to a limestone effect finish with decorative tiling in part, double glazed window, extractor fan with ceiling downlighters, chrome towel radiator.

OUTSIDE



Open plan lawned garden to front with a wide brick paved drive providing space for parking three cars and access to the integral garage.

GARAGE

5.79m x 2.59m (19' x 8'6")

Up and over door to front, personnel door to rear.

REAR GARDEN



The rear garden has benefited from extensive landscaping which has included timber framed pergola and a covered summer room/seating area with Perspex roof, decked floor, and provides a sheltered area for outside living. Beyond is a shaped lawn with slated and well stocked flower and shrub borders together with a further gravelled area and garden shed.

