

GROSS INTERNAL AREA
FLOOR 1: 445 sq. ft. FLOOR 2: 432 sq. ft.
TOTAL: 877 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating	
Current	Potential
70	82

Environmental Impact (CO ₂) Rating	
Current	Potential



24 Uwch Y Dre
Corwen, Denbighshire,
LL21 0BS

Price
£135,000

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.

A WELL PROPORTIONED TWO BEDROOM TRADITIONAL MID-TERRACED HOUSE with off road parking and extensive landscaped rear garden, occupying an elevated setting on the fringe of this popular rural town with views over the surrounding hillside.

THE PROPERTY IS SOLD SUBJECT TO AN OCCUPANCY RESTRICTION

Affording ideal accommodation for a first time buyer or young family with the benefit of a modern fitted kitchen with range cooker, fully tiled 'wet floor' shower room, gas fired central heating and double glazing. The accommodation with oak interior doors in brief comprises reception hall, living room with contemporary gas fire, open plan kitchen/diner with tiled floor, gloss cream units and appliances, first floor landing, two good size bedrooms and fully tiled contemporary shower room. Off road parking for one car and extensive split level timber decked patio to the rear. NO ONWARD CHAIN.



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 along the A5 towards Llangollen and Wrexham. The town provides a range of shops serving daily needs, primary school and leisure facilities. The beautiful River Dee runs near to the town and the surrounding area is noted for its glorious countryside and outstanding views.

THE ACCOMMODATION COMPRISES**FRONT ENTRANCE**

UPVC double glazed front door to entrance hall.

ENTRANCE HALL

Staircase to the first floor and oak interior doors to either side.

LIVING ROOM

4.55m x 3.58m (14'11" x 11'9")



A dual aspect room with double glazed windows to the front and rear aspects, modern contemporary style wall mounted gas fire, oak flooring, TV aerial point, telephone point and double panelled radiator.

**KITCHEN/DINER**

5.79m x 3.00m extending to 4.01m plus recess (19' x 9'10" extending to 13'2" plus recess)



A spacious open plan room fitted with a modern range of gloss cream fronted base and wall units, including a dividing peninsular/breakfast bar. Inset sink unit with preparation bowl and mixer tap, tiled splashback and five gas burner Caple range cooker with cooker hood above. Integrated washing machine and dishwasher. Wall mounted Worcester gas fired central heating boiler, cupboard housing the electricity meter, understairs storage cupboard, double and single panelled radiators, recessed ceiling lighting, slate effect tiled floor throughout and full length double glazed exterior door to the garden.

**FIRST FLOOR LANDING**

Double glazed window to the rear, loft access, oak interior doors and radiator.

BEDROOM ONE

4.55m x 3.61m (14'11" x 11'10")



A dual aspect room with double glazed windows to front and rear aspects and views to the front over the surrounding properties and across to distant hillsides, laminate wood effect flooring, radiator, built-in storage cupboard and further double built-in linen cupboard with slatted shelving.

**BEDROOM TWO**

3.30m x 3.00m (10'10" x 9'10")



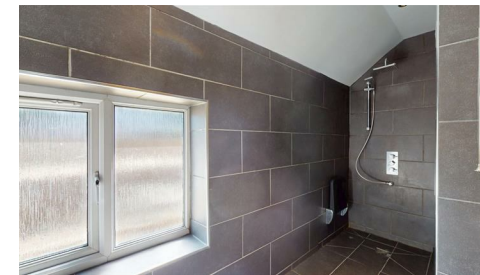
Double size room with double glazed windows to the front with views, laminate wood effect flooring and radiator.

SHOWER ROOM

3.89m x 2.24m max overall (12'9" x 7'4" max overall)



A good size fully tiled shower room incorporating a large wet floor shower area with rainfall shower, handset and seat. Semi-pedestal wash basin and wall hung WC with concealed cistern. Two mirrored wall cabinets, chrome towel radiator, recessed ceiling lighting and double glazed window with frosted glass.

**OUTSIDE**

Block paved driveway to the front for one car.

REAR GARDEN

To the rear is a landscaped tiered garden with two large decked patio areas with matching balustrade and further paved areas with steps to the side to the upper part.

**DIRECTIONS**

From the Ruthin office take the A494 Colwyn Road 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 the road up the steep hill whereupon Uwch y Dre is the second turning on the right. Proceed into the estate whereupon the property will be found set back on the right hand side.

TENURE

Freehold.

COUNCIL TAX

Denbighshire County Council - Tax band B

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.

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

VIEWING

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

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

DW/PMW

OCCUPANCY RESTRICTION

We are advised that the house is subject to an occupancy restriction, whereby a purchaser must have either resided or worked within the area for 3 years prior to purchase. Further details on request.