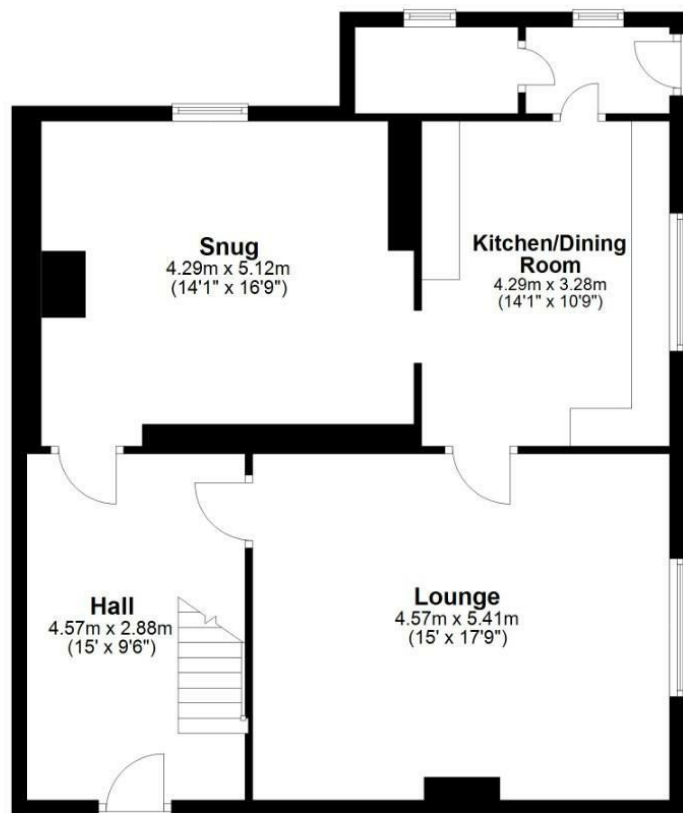
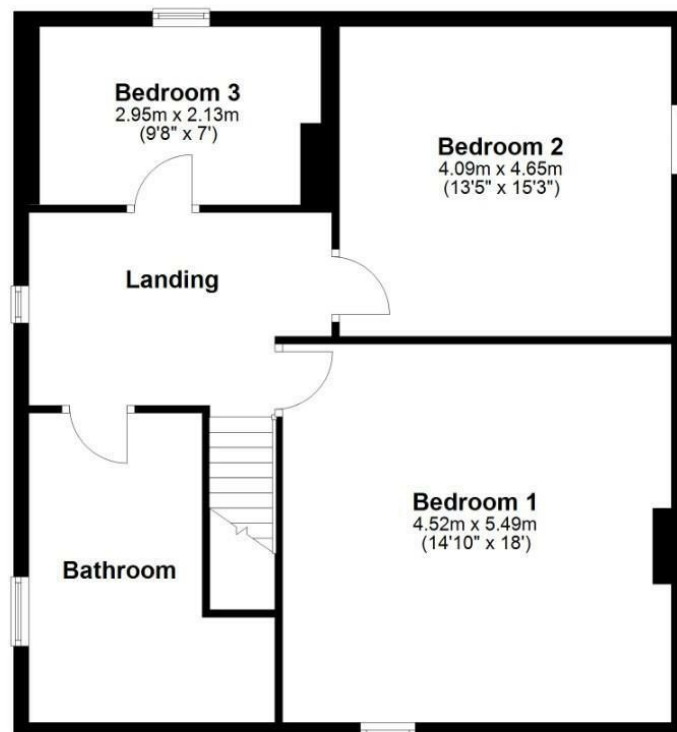


**Ground Floor**  
Approx. 80.1 sq. metres (862.7 sq. feet)



**First Floor**  
Approx. 75.1 sq. metres (808.1 sq. feet)



Total area: approx. 155.2 sq. metres (1670.8 sq. feet)



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	48	82
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) A		
(61-91) B		
(49-60) C		
(35-58) D		
(21-38) E		
(1-20) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
	EU Directive 2002/91/EC	



**Pengwern Manor**  
Bryneglwys, Corwen, Denbighshire,  
LL21 9LH

**Price**  
**£120,000**

A SUBSTANTIAL 3 BEDROOM DETACHED PERIOD HOUSE WHICH HAS BENEFITED FROM SOME REFURBISHMENT AND WILL LEND ITSELF TO FURTHER WORKS TO CREATE A VERSATILE HOME LOCATED IN A PROMINENT POSITION IN THE CENTRE OF THE VILLAGE.

The accommodation affords a large side reception hall, very spacious main lounge, day room/snug, large fitted kitchen/dining room, side porch and cloaks with w.c.  
First floor landing, 2 large double bedrooms, bedroom 3 and newly refurbished bathroom.

Mainly double glazed and oil fired central heating.

\*\*\*\*\* CASH BUYERS ONLY \*\*\*\*\*

**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.



## LOCATION

Bryneglwys is a small rural community standing on the A5104 Chester / Corwen Road, some eight miles from Ruthin, and five miles from Corwen. The nearby market towns are within easy reach, providing an excellent range of facilities. Bryneglwys is some 27 miles from Chester and 14 miles from Mold.

## THE ACCOMMODATION COMPRISES

### FRONT ENTRANCE

Panelled and glazed door leading to a spacious entrance hall.

### ENTRANCE HALL

4.57m x 1.83m (15' x 6')

Wide staircase rising off, black and red quarry tiled floor, panelled radiator.

### LOUNGE

5.41m x 4.57m (17'9" x 15')



A spacious room with a Georgian style double glazed window to the front, outbuilt chimney breast with brick arched recess and wood burning stove, beamed ceiling, black and red quarry tiled floor, wall light points, panelled radiator.

## SNUG

3.96m x 2.08m (13' x 6'10")



Approached from both the kitchen and the hallway, it has a Georgian style double glazed window, heavy beamed ceiling, wall light points, wood grain effect floor finish, panelled radiator.

## KITCHEN/DINING ROOM

4.52m x 3.28m (14'10" x 10'9")



Fitted with a range of base and wall mounted cupboards and drawers with solid pine panelling to door and drawer fronts and contrasting stone effect working surfaces to include an inset sink with drainer and mixer tap, integrated double oven and microwave, inset four ring electric hob with convector hood and light above, space for fridge, beamed ceiling, Georgian style double glazed window to front, panelled radiator.



## SIDE PORCH

1.37m x 1.09m (4'6" x 3'7")

Panelling to dado in part, double glazed window, door out.

## CLOAKROOM

1.30m x 1.14m (4'3" x 3'9")



Refurbished with a modern suite comprising wash basin and Victorian style WC, double glazed window, painted panelling to dado, wood grain effect floor tiling.

## FIRST FLOOR LANDING

Radiator.

## BEDROOM ONE

5.49m x 4.52m (18' x 14'10")



A spacious room capable of sub division, it has two Georgian style double glazed windows with views across the village, boarded flooring, partially vaulted ceiling, panelled radiator.

## BEDROOM TWO

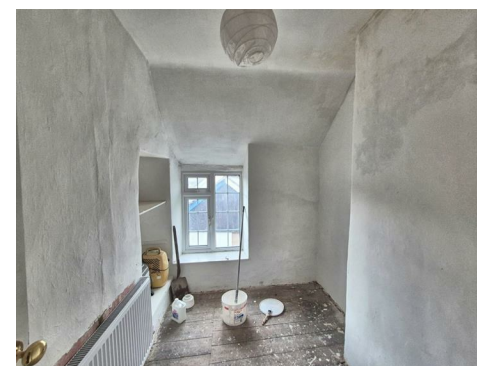
4.62m x 3.28m (15'2" x 10'9")



Double glazed window to front, vaulted ceiling, boarded floor, radiator.

## BEDROOM THREE

2.95m x 2.13m (9'8" x 7')



Double glazed window, deep recess with shelf, panelled radiator.

## BATHROOM

3.61m max x 1.78m max (11'10" max x 5'10" max)



Refurbished with a luxury white suite to a Victorian style with a freestanding roll topped bath with combination shower and tap unit, vanity with bowl and low level WC, vaulted and lined ceiling with downlighters, double glazed window.

## OUTSIDE

The property has no garden.

## DIRECTIONS

From the Agent's Ruthin Office take the A525 Wrexham Road proceeding through Llanfair D.C. and thereafter continue past the Llysfasi Agricultural College and continue into Nant Y Garth Pass. After about one and a half miles take the right turning signposted Bryneglwys and follow the road over the hill and to the 'T' junction with the A5104 Chester Road. Turn right, continue for about one and a quarter miles and take the left fork into Bryneglwys village. Follow the road to the village centre whereupon Pengwern Manor will be found on the right hand side just after the right hand turning which leads towards the former Primary School.

## COUNCIL TAX

Denbighshire County Council - Tax Band C

## TENURE

Believed to be 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.

## 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.

HE/PMW