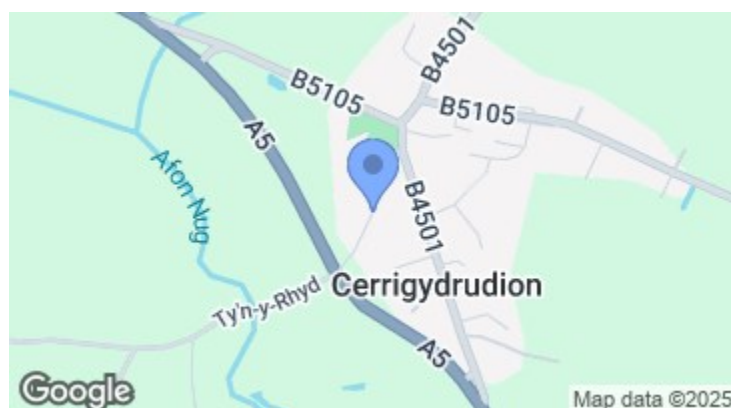


GROSS INTERNAL AREA
 FLOOR 1 479 sq.ft. FLOOR 2 431 sq.ft.
 EXCLUDED AREAS : CONSERVATORY 85 sq.ft.
 TOTAL : 910 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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		87
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(21-34) E		
(1-20) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	



4 Tan Llan

Cerrigydrudion, Corwen, Conwy, LL21 9TG

Price
£185,000

A TRADITIONAL 3 BEDROOM SEMI-DETACHED HOUSE WITH CONSERVATORY, SET WITHIN LARGE GARDENS WITH SPLENDID WESTERLY VIEWS TOWARDS THE ERYRI MOUNTAIN RANGE.

Located in an established area close to the centre of the village this well proportioned house affords a side entrance hall, lounge, fitted kitchen/dining room, adjoining conservatory and useful storeroom and cloaks with w.c.

First floor landing, 3 double bedrooms and shower room. Electric heating together with Photovoltaic panels, inverter and battery storage. double glazed.

Wide tarmac drive with parking for 3 cars. large garden to rear with split level patios, and large store shed, modern greenhouse and large lawn garden beyond.

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

Cerrigydrudion is a small rural town standing in the heart of rolling countryside on the A5 Trunk Road some 20 miles from Llangollen and 14 miles Ruthin. The village has a general store, primary school and dispensing gp surgery, with secondary education available in both Bala and Ruthin.

THE ACCOMMODATION COMPRISES**FRONT ENTRANCE**

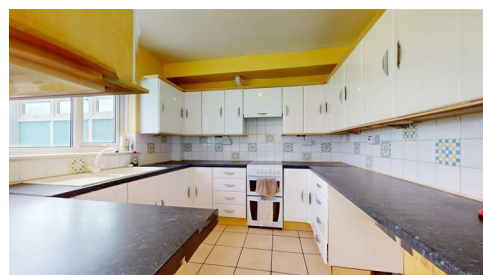
UPVC double glazed door with decorative glass leading to an enclosed hall.

HALL

Staircase rising off, double glazed window to front.

LOUNGE

Feature Adams style fireplace with marble insert and hearth and open fire grate together with a heavy hardwood polished fire surround, two double glazed windows to front, fitted book shelving to one wall, electric panelled radiator.

KITCHEN/DINING ROOM

Fitted with an extensive range of base and wall mounted cupboards and drawers with a white high gloss finish to door and drawer

fronts and contrasting stone effect working surfaces to include inset one and half bowl sink with mixer tap and drainer, peninsula divide/breakfast bar with deep working surface and void with plumbing installed for washing machine, display cabinet above, space for slot in electric cooker with extractor hood above, space for fridge and freezer, ceramic tiled floor. Two double glazed windows, enclosed understairs cupboard with further double glazed window, electric panelled radiator. Glazed door leading to rear conservatory.

**CONSERVATORY**

Designed to take full advantage of the splendid and uninterrupted views in a westerly direction over farmland towards Eryri with modern double glazed windows to include twin sliding doors opening out, ceramic tiled floor, walk-in storage cupboard with electric light and power, adjoining cloakroom.

**CLOAKROOM**

Low level WC.

FIRST FLOOR LANDING**BEDROOM ONE**

Double glazed window to front, built-in three door sliding door wardrobe providing a combination of hanging rails and shelving, electric panelled radiator.

BEDROOM TWO

Double glazed window with far reaching westerly views towards Eryri, fitted shelving to display niche, electric panelled radiator.

BEDROOM THREE

Double glazed window with far reaching views, open fronted bookcase, electric panelled radiator.

SHOWER ROOM

A modern wet floor system with shower area defined by glazed screen with Triton electric shower, fully boarded walls with wall mounted wash basin and WC, mirror fronted medicine cabinet, double glazed window, further cupboard, bulkhead cupboard with pre lagged cylinder and electric immersion heater, white enamel towel radiator.

OUTSIDE

The property stands in a slightly elevated position set back from the village road with a substantial stone wall to front and a wide tarmac driveway providing ample space for parking 2/3 cars. There is a low level stone wall to one side with a raised lawn with established flower and shrub borders together with a wide patio which extends across the majority of the front elevation of the house. The tarmac pathway leads along the gable to the rear.

REAR GARDEN

The rear garden is a particular feature as it is extensive with far reaching views. There is a very useful metal framed and profiled metal panelled store shed approximately 14' x 13' within which is a "Solax" power inverter which interconnects the photovoltaic panels to the main roof slopes with the house and grid. Electric light and power installed, fitted base cabinets and storage. There is a flagged patio with steps leading down to a lower and large flagged patio area within which is a 10' x 8' aluminium framed greenhouse. Further steps lead down to a large lawned garden bounded to three sides by mature hedging.

**DIRECTIONS**

From the Agent's Ruthin Office proceed down Clwyd Street and bear left onto Mwrog Street. Follow the road out of town directly over the mini roundabout and through Llanfwrog. Continue for 14 miles to Cerrigydrudion and on entering the village follow the road around to the left in the village centre and thereafter take the first left and immediately right onto Tan Llan. Follow the road down the hill towards the Saracens Arms and the property will be found on the right hand side donated by the Agent's 'For Sale' board.

AGENTS NOTES**COUNCIL TAX**

Conwy - Tax Band B

TENURE

Understood to be Freehold

***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.

***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