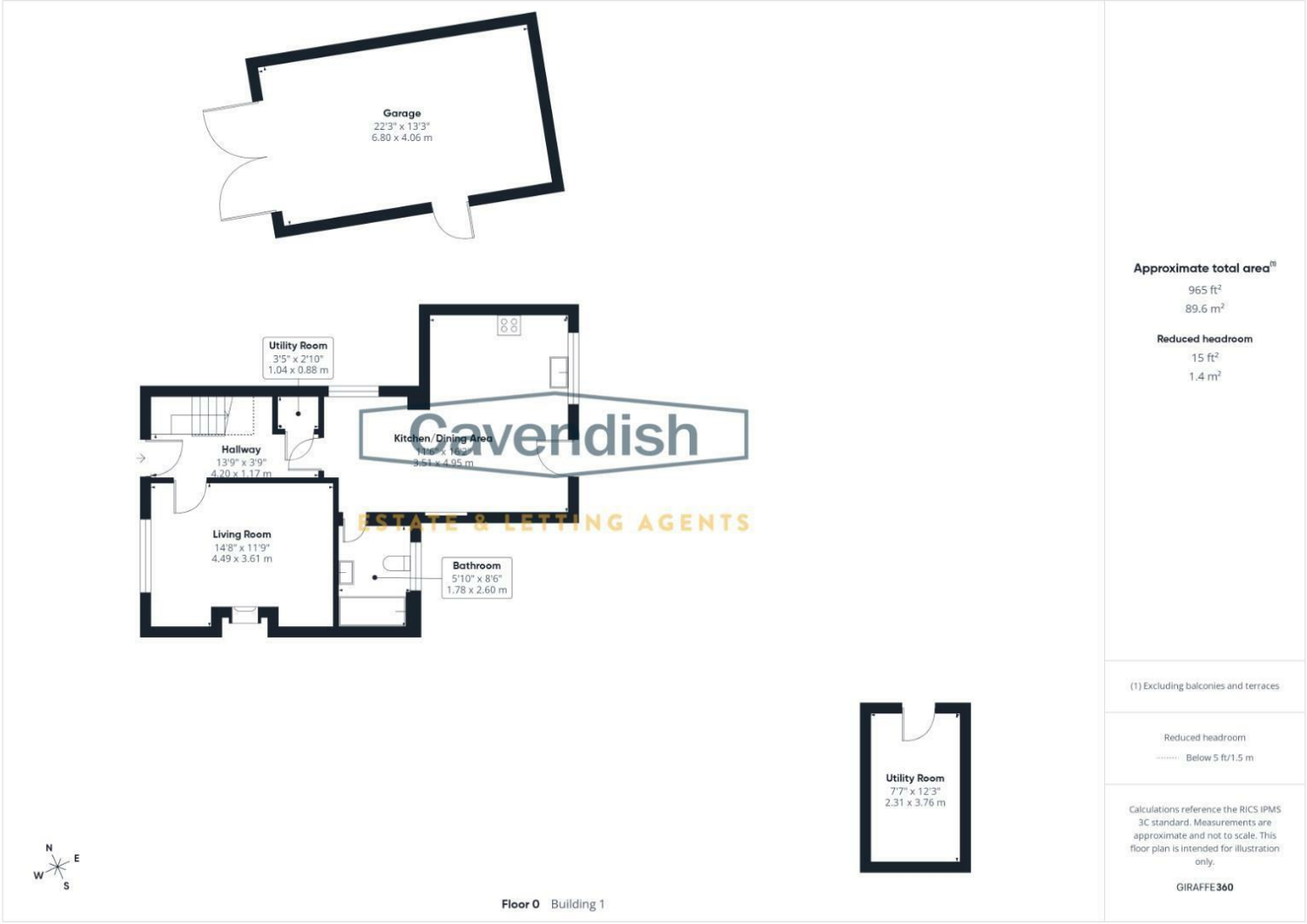


23 Rhos Llan, Llandrillo, Corwen, LL21 0TW



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		

Cavendish

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23 Rhos Llan

Llandrillo, Corwen,
LL21 0TW

Offers Around
£250,000

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-presented three-bedroom semi-detached home in the peaceful village of Llandrillo, offering modern living spaces including a stylish kitchen/diner and a cosy living room with wood-burning stove. Outside, the property benefits from a covered area, a versatile outbuilding with office potential, and a productive garden complete with allotment, raised beds and greenhouse, all set against a beautiful backdrop of rolling hills and countryside.

ENTRANCE HALL

4.20 x 1.17 (13'9" x 3'10")

An entrance hall with practical wood-effect flooring and a useful under-stairs area. The space features a striking staircase with white spindles and provides easy access to the main reception rooms and kitchen. Neutral décor and high ceilings create a spacious first impression. The hall also leads to an airing cupboard housing the boiler.

LIVINGROOM

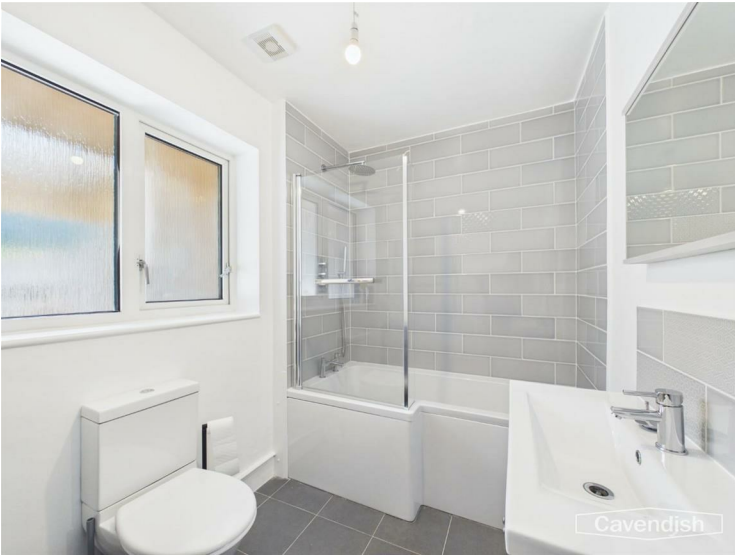
4.49 x 3.61 (14'8" x 11'10")



A bright and welcoming living room featuring a stylish wood-burning stove set in a fireplace with a wooden mantel. Neutral walls and attractive dark wood laminate flooring create a warm, versatile space perfect for relaxing. A large window to the front elevation floods the room with natural light, complemented by a radiator and multiple power points.

BATHROOM

1.78 x 2.60 (5'10" x 8'6")



A modern bathroom featuring a full-size bath with glass shower screen, a contemporary white basin with chrome mixer tap, and a WC. Grey tiled flooring and walls create a clean, contemporary finish. There is a frosted window to the rear elevation and a ladder-style radiator.

KITCHEN / DINER

3.51 x 4.95 (11'6" x 16'2")



A bright, modern kitchen/diner with a stylish range of sage-grey units, ample storage, and integrated double ovens, dishwasher and fridge. The space features a sink, dark wood-effect worktops, and a contemporary hob with extractor. The eye-catching patterned tiled floor adds character to this open and sociable family space. There is a ladder-style radiator, multiple power points, space for a television, and windows to both the rear and side elevations.

BEDROOM ONE

3.05 x 4.78 (10'0" x 15'8")



A generous double bedroom with neutral walls and wood flooring. The large window to the front elevation floods the room with natural light and offers pleasant outlook views. Perfect as the principal bedroom with ample space for furniture. The room benefits from a radiator and power points.

BEDROOM TWO

3.29 x 3.09 (10'9" x 10'1")



A well-proportioned bedroom enjoying a lovely outlook through a large window to the front elevation. Neutral walls and wood flooring create a bright, versatile space with plenty of room for furniture. There is useful built-in cupboard space, a radiator and power points.

BEDROOM THREE

2.33 x 2.66 (7'7" x 8'8")



A good-sized single or smaller double bedroom with neutral walls, carpeted flooring, and a large window to the side elevation providing natural light and outlook. Ideal as a guest room, child's bedroom, or home office. The room includes a radiator and power points.

LANDING

0.85 x 1.51 (2'9" x 4'11")

A light and practical landing with a window to the side elevation and access to the loft.

OUTSIDE



The rear of the property benefits from a generous, low-maintenance paved courtyard ideal for outdoor dining and entertaining. To the left is a useful covered sheltered area providing practical storage space, protected from the elements. To the front of the property there is plenty of parking for 4 cars and an impressive shed. There is side access to the garden

ALLOTMENT



Beyond this lies a fantastic, versatile garden with a gravelled area featuring multiple raised vegetable beds and an allotment area, perfect for keen gardeners. A large greenhouse provides additional growing space, while the outlook across rolling hills and forest creates a peaceful rural setting.