

Glan Yr Afon, 15 Berwyn Street, Llandrillo, Corwen, LL21 0TH



Cavendish
ESTATE AGENTS

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Cavendish



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	80

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		
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Not environmentally friendly - higher CO ₂ emissions		
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Llandrillo, Corwen,
LL21 0TH

Offers Over
£130,000

A delightful two bedroom mid-terrace period house, which has benefitted from an extensive programme of modernisation and refurbishment to provide a very attractive and comfortable home, located just off the centre of this picturesque rural village in the heart of the Upper Dee Valley and on a minor road leading into the Berwyn Mountains. The accommodation, which benefits from gas central heating in addition to electric underfloor heating to the ground floor, affords: out-built porch, attractive lounge with polished stone effect ceramic tile flooring, which extends throughout the ground floor into the modern and well appointed fitted kitchen, side lobby and a luxury shower room and wc; first floor landing, two double bedrooms. Enclosed gravelled patio area to the rear with timber shed. *NO ONWARD CHAIN*

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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LOCATION

Llandrillo is a small village community nestling in the heart of the Upper Dee Valley almost equidistant between Corwen and Bala, some 17 miles from Ruthin and 15 miles Llangollen. Centred on the historic Church, there is a general stores and restaurant to its' centre whilst the renowned Tyddyn Llan Restaurant and Hotel is on the periphery of the village.

THE ACCOMMODATION COMPRISES:

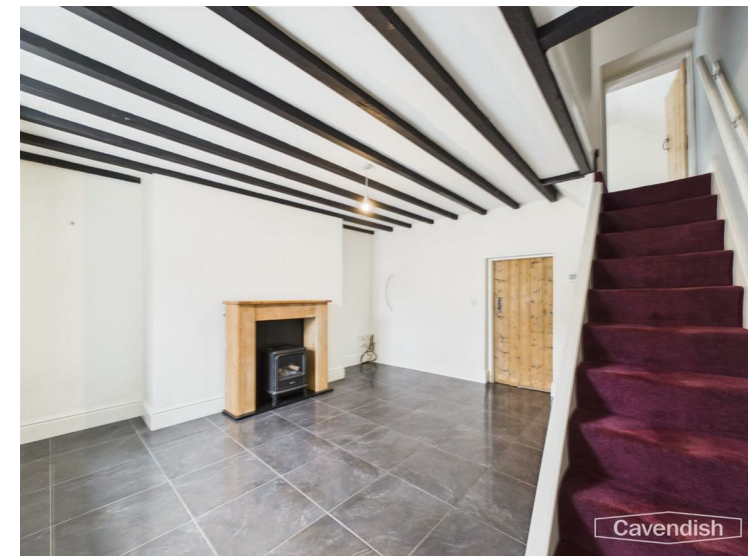
Modern composite and coloured door leading to:

ENCLOSED PORCH

With traditional yellow pine panelled door leading to:

LOUNGE

4.32m x 4.27m (14'2" x 14'0")



A spacious room with open beamed ceiling, modern double glazed sash style window to the front with deep sill, attractive high gloss stone effect floor tiling with electric underfloor heating, wide staircase rising off, tv aerial point and two panelled radiators.

KITCHEN

4.27m x 1.98m + side lobby (14'0" x 6'5" + side lobby)



Fitted with a modern range of base units with a white finish to door and drawer fronts and contrasting black polished granite working surfaces to include a white glazed Belfast sink with

mixer tap. Inset four-ring stainless steel gas hob together with double oven, stainless steel extractor hood with light, integrated washing machine and fridge. Worcester-Bosch combination boiler Beamed ceiling, double glazed window to the rear and panelled radiator.

REAR LOBBY

With matching floor and UPVC double glazed door to the side. Panelled radiator.

SHOWER ROOM

2.44m x 1.73m (8'0" x 5'8")



Fitted with a modern white suite comprising a large floor level shower tray with two glazed screens and multi-point thermostatically controlled power shower with monsoon style head, pedestal wash basin and low level wc. Tiled walls with decorative dado, extractor fan, double glazed window to the side and a high level double glazed window providing more natural light. Shaver point, electric underfloor heating and panelled radiator.

FIRST FLOOR LANDING

BEDROOM ONE

4.39m x 3.35m extending to 4.29m (14'4" x 10'11" extending to 14'0")



A spacious room with modern double glazed sash window to the front, ornate cast-iron fireplace surround (not in use), telephone point and panelled radiator.

BEDROOM TWO

4.29m x 1.91m (14'0" x 6'3")



Double glazed window with a pleasing aspect towards the centre of the village and the spire of the historic church, and panelled radiator.

OUTSIDE

To the front is a small enclosed area bounded to the road by a low level wall and decorative wrought-iron fencing.

REAR GARDEN



The property benefits from a pedestrian right of way from Berwyn Street to the side of the adjoining property with a gate leading to a low maintenance golden gravelled patio area with timber framed and panelled shed.

COUNCIL TAX

Denbighshire County Council - Council Tax Band B.

DIRECTIONS

From the Agent's Ruthin Office take the A494 Corwen road proceeding for some nine miles through the village of Gwyddelwern and on reaching the T junction with the A5104 Chester road, turn right. On reaching the traffic lights on the A5 turn left and immediately upon crossing the River Dee bridge turn right onto the B4401 Old Bala Road. Continue through the

village of Cynwyd and continue to Llandrillo and on entering the village centre take the left turning immediately before the hump back bridge into Berwyn Street. The property will be found on the right hand side.

VIEWING

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

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

TENURE

Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

ANTI MONEY LAUNDERING

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a sale.

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.