



GROSS INTERNAL AREA  
FLOOR 1 499 sq.ft. FLOOR 2 351 sq.ft.  
EXCLUDED AREAS : REDUCED BEDROOM 20 sq.ft.  
TOTAL : 851 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport -



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	74	38

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

**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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ESTATE AGENTS

www.cavendishproperties.co.uk



2 Twmpath  
Glyndyfrdwy, Corwen,  
LL21 9BP

Price  
£230,000

A VERY ATTRACTIVE 2/3 BEDROOM SEMI-DETACHED HOUSE SET WITHIN COTTAGE STYLE GARDENS WITH DETACHED GARAGE AND PARKING, TOGETHER WITH A SMALL PADDOCK TO THE OTHER SIDE OF THE MINOR COUNTRY LANE. SET IN A VERY SECLUDED AND IDYLLIC LOCATION IN THE HEART OF THE DEE VALLEY ABOUT 0.75 MILE FROM THE A5.

This pretty character home affords an entrance hall opening to an attractive lounge/dining room with heavy beamed ceiling, modern kitchen, shower room and bedroom 3/sun room. First floor 2 bedrooms.

Standing on a very minor country lane with well maintained gardens, drive for two cars and detached garage.

Very useful small paddock located opposite, ideal for keeping small livestock, hens and a pony.

The whole about 0.27 acre.

**LOCATION**

Located about 0.5 mile from Glyndyfrdwy, it is a small village standing on the A5 almost equidistant between Llangollen and Corwen. It is a beautiful rural area in the heart of The Dee Valley between the Berwyn and Llantysilio Mountains, and is noted for its many country walks and bridleways, The Llangollen Heritage railway and The River Dee.

**THE ACCOMMODATION COMPRISES****ENTRANCE PORCH**

Leaded effect and double glazed outbuilt porch with central door leading in. Further glazed door leading to lounge.

**LOUNGE/DINING ROOM**

4.37m max x 4.17m max including inglenook (14'4" max x 13'8" max including inglenook)



A spacious and attractive room with heavy beamed ceiling, former inglenook fireplace with exposed beam and raised quarry tiled hearth with concealed lighting (no flue), coal effect Living Flame stove, leaded effect double glazed window to front with tiled sill, TV point, staircase rising off, panelled radiator.

**KITCHEN**

3.23m x 2.59m (10'7" x 8'6")



Fitted with a range of base and wall mounted cupboards and drawers with a woodgrain effect finish to door and drawer fronts and contrasting quartz stone effect working surfaces to include inset single drainer sink with mixer tap, void and plumbing for washing machine, glazed display cabinet, electric cooker point with tiled splash, space for fridge. Sliding door to side lobby.

**SIDE LOBBY**

Panelled door leading out, tiled floor. Fitted base and wall unit with space for upright fridge/freezer.

**BEDROOM THREE**

4.01m x 1.85m (13'2" x 6'1")



A well lit room with three windows to the rear of the house, wall light point, panelled radiator.

**DOWNSTAIRS SHOWER ROOM**

2.84m x 1.83m (9'4" x 6')



Raised tray and electric shower over, pedestal wash basin and WC, mainly tiled walls with fitted cupboards to one wall providing airing cupboard with shelving and locker storage cupboard over, double glazed window, panelled radiator.

**FIRST FLOOR LANDING**

Split level landing with radiator.

**BEDROOM ONE**

4.75m x 3.56m (15'7" x 11'8")



A spacious room with partially vaulted ceiling, deep recess to one side with range of fitted wardrobes, double glazed window

**PADDOCK**

with blind and tiled step, it has a pleasant aspect over the front garden, double panelled radiator.

**BEDROOM TWO**

4.62m x 2.26m (15'2" x 7'5")



Wide double glazed window with vertical blind overlooking the rear garden, partially vaulted ceiling, panelled radiator.

**OUTSIDE**

The property stands in an idyllic setting located off a minor country lane leading between the villages of Carrog and Glyndyfrdwy and xxxx in the Dee Valley. It has a low level metal fence to part of the front with established and well stocked shrubbery borders together with gate access leading in. The grounds extend around to the gable elevation where there is a large lawned area bounded to the lane by mature hedging. Beyond there is a split level flagged patio with adjoins the rear door and bedroom three and a flagged pathway leads through to vehicle entrance with concrete driveway leading in from the road providing space for parking and access to a mainly stone built detached garage.

**SERVICES**

Mains water and electricity. Private septic tank drainage located within the paddock.

**AGENTS NOTES**

Private drainage system located within the paddock and understood to be a shared system with the adjoining house.

**COUNCIL TAX**

Denbighshire County council - Tax Band C

**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**