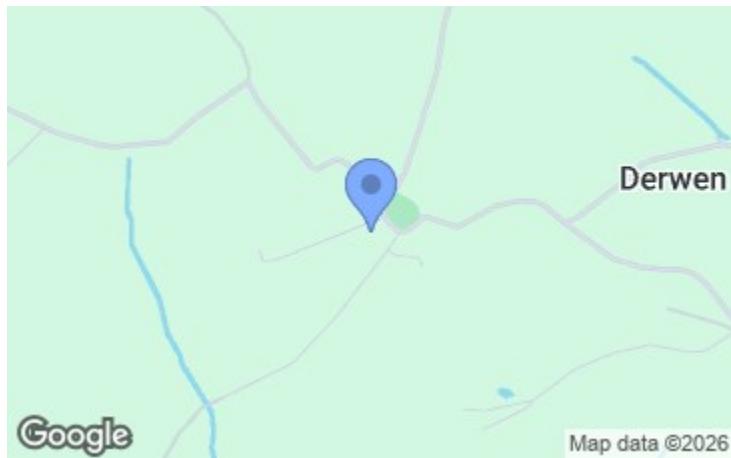


FLOOR 1



GROSS INTERNAL AREA
FLOOR 1 573 sq.ft. FLOOR 2 450 sq.ft.
TOTAL : 1,023 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.



Cavendish

ESTATE AGENTS

www.cavendishproperties.co.uk



2 Maes Annedd

Derwen, Corwen,
LL21 9RU

Price
£196,500

A THREE BEDROOM SEMI-DETACHED HOUSE WITH CONSERVATORY located in the centre of this pretty rural village located overlooking the valley of the river Clwyd and with far reaching westerly views towards Corwen and Berwyn mountains. It affords outbuilt and enclosed entrance porch, hall, through lounge/dining room with large modern conservatory, kitchen, pantry, side porch with boiler room and cloaks with WC, first floor landing, three bedrooms and modern bathroom suite. Oil fired central heating, double glazing, enclosed gardens with far reaching views to rear.

LOCATION

Derwen is a small hamlet standing high on the southern slopes of The Clwyd Valley some 7 miles from Ruthin. Centred on an historic church it is a small community with good road links towards Corwen, Llangollen, Ruthin and Chester.

THE ACCOMMODATION COMPRISES

PORCH

1.68m x 1.57m (5'6" x 5'1")

Outbuilt porch with UPVC double glazed door and matching windows, terrazzo tiled floor. Glazed inner door leading to entrance hall.

ENTRANCE HALL

3.76m x 1.75m (12'4" x 5'9")

Staircase rising off, double glazed window, woodgrain effect flooring, panelled radiator.

LOUNGE

5.49m x 3.58m (18' x 11'9")



A spacious through room, double glazed window to front, recessed fireplace with wood stove and hearth, fitted cabinet to alcove with TV point, woodgrain effect floor finish, panelled radiator. Double glazed patio window opening to conservatory.

CONSERVATORY

3.43m x 2.82m (11'3" x 9'3")



A large room designed to take full advantage of the pleasing southerly views across the Clwyd

valley towards the Berwyns, it has double glazed windows to three sides together with double glazed doors leading out, pitched polycarbonate roof, terracotta style tiled floor, panelled radiator.

KITCHEN

3.63m x 2.72m (11'11" x 8'11")



Fitted base and wall units with a painted finish to drawer and door fronts and contrasting stone effect working surfaces to include inset one and half bowl sink and drainer, space for slot-in electric cooker, void and plumbing for washing machine, part tiled walls, double glazed window with far reaching westerly views along the valley of the river Clwyd towards the Berwyns, walk-in pantry with double glazed window and shelving. Double glazed door leading to side recessed porch.

SIDE RECESSED PORCH

Cloakroom and WC, boiler room with an oil fired combination boiler providing heating and hot water.

FIRST FLOOR LANDING

BEDROOM ONE

3.71m x 3.68m overall (12'2" x 12'1" overall)



Double glazed window with far reaching westerly views, fitted wardrobe and airing cupboard, panelled radiator.

BEDROOM TWO

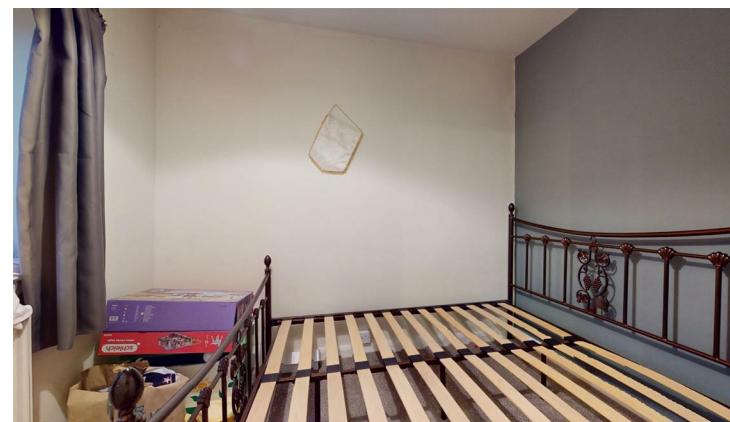
3.71m x 3.58m (12'2" x 11'9")



Double glazed window with pleasing westerly views, fitted wardrobe, panelled radiator.

BEDROOM THREE

2.77m x 2.34m (9'1" x 7'8")



Double glazed window to front, panelled radiator.

BATHROOM

2.18m x 1.85m (7'2" x 6'1")



Refurbished with a modern white suite comprising panelled bath with grip handles, glazed screen and shower over with monsoon style head, pedestal wash basin and WC, marble effect wall boarding in part with double glazed window, tile effect floor finish.

OUTSIDE



The property stands in a corner plot to the centre of this popular rural village overlooking the historic parish church. There is a wide communal parking area to front with hedge and gate access leading to the front where there is a lawned garden area to either side of a central pathway. The pathway extends to the gable elevation and thereafter leads through to the rear where there is a useful outhouse, patio area and enclosed lawn. It has a pleasing westerly aspect across the valley.

DIRECTIONS

From the Agent's Ruthin Office take the A494 Corwen Road proceeding through the village of Pwllglas, continue for some 5 miles to the hamlet of Bryn S M denoted by the petrol station and car garage - turn immediately right opposite and follow the road for some 50 yards, bear right and follow the road down the hill towards Derwen. Follow the road across the valley and up the hill into Derwen and proceed around the church and the property will be found on the left.

TENURE

Freehold.

COUNCIL TAX

*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.