



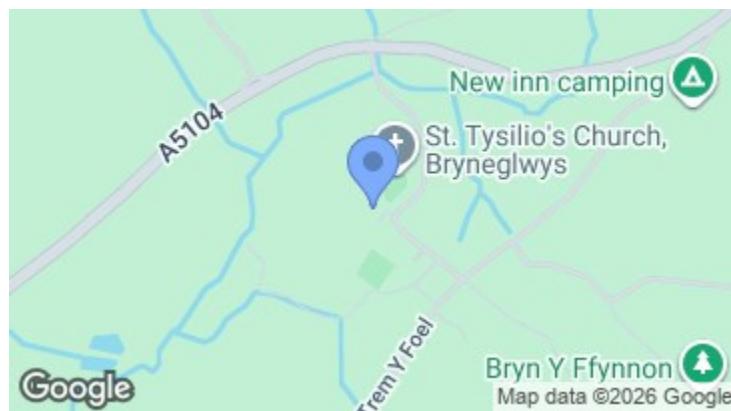
FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 472 sq.ft. FLOOR 2 441 sq.ft.  
TOTAL : 913 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport -



**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.

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	EU Directive 2002/91/EC

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	EU Directive 2002/91/EC



**3 Llys Ial**  
Bryneglwys, Corwen,  
LL21 9AJ

**Price**  
**£195,000**

A MODERN THREE BEDROOM SEMI DETACHED HOUSE forming part of a small established cul de sac on the fringe of this popular village community some five miles from Ruthin. Dating from 2008, the property affords well proportioned accommodation, ideal for a first time buyer or young family, with the benefit of an oil fired central heating system and double glazing. In brief comprising entrance hall, spacious living room, inner hallway, fitted kitchen with an attractive range of units and integrated appliances, ground floor cloakroom/WC, first floor landing, three good size bedrooms and shower room. Off road parking for two cars and private enclosed rear garden with patio bordering onto farmland to the rear. NO ONWARD CHAIN.

## LOCATION



The property is located close to the centre of this small village community bordering farmland to the rear and is within a short drive of the A5104 Chester to Corwen road enabling ease of access throughout the region. Both local towns of Ruthin and Corwen (approximately five miles) provide a range of shopping facilities catering for most daily needs and leisure facilities.

## THE ACCOMMODATION COMPRISSES

## ENTRANCE PORCH

1.91m x 1.07m (6'3" x 3'6")

UPVC double glazed front door to entrance porch, internal door to the living room.



## LIVING ROOM

5.38m x 4.42m (17'8" x 14'6")



Double glazed window to the front, white spindled staircase to the first floor, TV and telephone points, wall light points and radiator. Internal door to inner hallway.



Double glazed window to the rear with rural aspect and radiator.



Comprising low flush WC and wash hand basin. Tiled floor, radiator and double glazed window.

## INNER HALLWAY

Understairs storage cupboard.

## KITCHEN

4.09m x 3.23m (13'5" x 10'7")



Fitted with a range of wood effect fronted base and wall units with dark tone worktops, inset sink unit with tiled splashback, range of integrated appliances comprising electric hob, oven and cooker hood. Worcester oil fired central heating boiler, tiled floor, radiator, double glazed window and UPVC double glazed exterior door to the garden.

## FIRST FLOOR LANDING



Loft access, airing cupboard with slatted shelving, radiator and white panelled interior doors leading to all rooms.

## BEDROOM ONE

4.17m x 2.84m (13'8" x 9'4")



Double glazed window to the front and radiator.

## BEDROOM TWO

3.33m x 3.51m (10'11" x 11'6")



Double glazed window to the rear with rural aspect and radiator.

## CLOAKROOM/WC

1.60m x 1.17m (5'3" x 3'10")



Comprising low flush WC and wash hand basin. Tiled floor, radiator and double glazed window.

## BEDROOM THREE

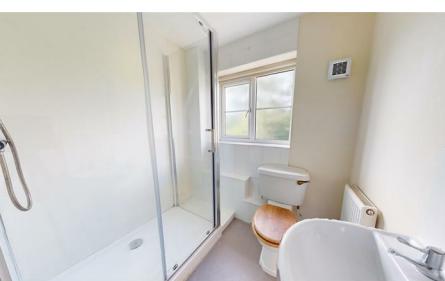
3.12m x 2.44m max (10'3" x 8' max)



Double glazed window to the front, telephone point and radiator.

## SHOWER ROOM

1.96m x 1.68m (6'5" x 5'6")



Comprising shower enclosure with mains shower valve, pedestal wash basin and low flush WC. Radiator, extractor fan and double glazed window with frosted glass.

## OUTSIDE



## FRONT GARDEN



Open plan front garden area with established trees.

## DRIVEWAY

Tarmacadam driveway extends to the side of the property providing off road parking for up to two cars. Gated access leads into the rear garden.

## REAR GARDEN



To the rear is a private enclosed lawned garden with patio area, outside light and tap, and oil tank.

## DIRECTIONS

From the Agent's Ruthin Office proceed down Well Street and on reaching the junction with Station Road continue straight ahead bearing right, following the road out of the town. Continue through the village of Llanfair Dyffryn Clwyd, past the Llysfaei Agricultural College on the left and continue along the main road into the Nant y Garth Pass. Follow the Pass for about a mile and take the right handed turning thereafter signposted for Bryneglwys. Follow this lane over the hill and on reaching the junction with the A5105 bear right in the direction of Corwen and after a further mile take the first left fork into Bryneglwys village. Proceed to the centre of the village and turn right at the crossroads, denoted by the Cenotaph on the left, whereupon Llys Ial will be found on the left hand side.

## COUNCIL TAX

Denbighshire County Council - Tax Band D

## TENURE

Understood to be Freehold

## ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## 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

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.

## PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

## VIEWING

By appointment through the Agent's Mold Office 01352 751515.

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

DW/PMW