



Total area: approx. 103.2 sq. metres (1111.2 sq. feet)



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



Y Bwthyn Bach Pencoed
Corwen, Denbighshire,
LL21 9DD

Offers Around
£175,000

AN ATTRACTIVE DOUBLE FRONTED TWO BEDROOM DETACHED HOUSE in need of a programme of modernisation and refurbishment located in a secluded rural environment about 1.25 miles from the A5T at Rhug near Corwen.

Fronting onto a minor country lane in the heart of rolling countryside, the house affords a large open plan ground floor with living room and a fitted kitchen/dining area divided by a wide central open tread staircase, first floor landing, two bedrooms and bathroom. Rear passageway opening to an adjoining workshop with potential for redevelopment to provide additional living space (subject to usual consents).

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.

LOCATION

Located in a very secluded country lane setting some 1.25 miles from the A5 Near The Rhug Estate and some 2.5 miles from Corwen.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Oak panelled door leading to open plan kitchen/lounge.

KITCHEN/LOUNGE

7.44m x 4.52m (24'5" x 14'10")



A spacious through room with two cottage style windows to front both with deep sills, arched and recessed fireplace with hearth, heavy beamed ceiling, wall light points, wide open tread staircase rising off.

To the kitchen is a range of base and wall mounted cupboards and drawers with oak panelled door and drawer fronts and contrasting tiled working surface to include inset sink, plumbing for washing machine and dishwasher, space for electric cooker and hob, free-standing Rayburn Regent solid fuel fire grate with back boiler (condition unknown), electric night storage heater. Panelled stable door leading to rear passageway leading to the adjoining garage/workshop.



FIRST FLOOR LANDING

Vaulted ceiling, fitted cupboard.

BEDROOM ONE

4.47m x 2.29m (14'8" x 7'6")

A through room with cottage style window to front and Velux window to rear, vaulted ceiling with exposed purlins, fitted cupboard.

BEDROOM TWO

2.67m x 2.39m (8'9" x 7'10")

Velux roof light, vaulted ceiling, panelled door leading to external stone steps leading to the front elevation.

BATHROOM

2.44m x 2.01m (8' x 6'7")

Corner bath with electric shower over, pedestal wash basin and WC, cottage style window to front.

OUTSIDE

The property stands adjoining a minor country lane with low level stone wall to the front and grassed area to either side leading to the front elevation. Further lawned area to the right hand side with open fronted log store and access around to the side door leading to the rear passageway.

ATTACHED GARAGE/WORKSHOP



Part stone and timber framed with panelled workshop with external stone steps adjoining with a raised seating area above.

AGENTS NOTES

TENURE

Believed to be Freehold.

DIRECTIONS

From the agent's Ruthin office take the A494 proceeding through the village of Pwll Glas and after some 9 miles and on passing through the village of Gwyddelwern turn right at the junction with the A5104 Chester Road. Continue to the traffic lights with the A5 and turn right in the direction of Bettws y Coed. Continue for approximately 1 mile and immediately upon passing the Rhug Estate farm shop take the first right turning signposted Bettws Gwerfel Goch. Continue on the lane proceeding up the hill for approximately 1 mile and on entering an area of woodland take the

first right turning onto a minor country lane. Follow the road for approximately 0.5 mile whereupon the property will be found on the right hand side just beyond a large substantial white rendered period country house.

COUNCIL TAX

Denbighshire County Council - Tax Band D

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.

VIEWING

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

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

HE/PMW