



Tom Parry

Ysgubor Newydd Llandrillo, Corwen, LL21 0SY

Auction Guide £400,000

Ysgubor Newydd Llandrillo, Corwen, LL21 0SY

A magnificently positioned detached residence occupying an elevated position overlooking the Upper Dee Valley. The property is set in its own mature and landscaped grounds which extend to approximately one acre, has two useful garage/workshops providing excellent storage facilities. It was originally two separate dwellings but has since been adapted into one unit. The interior of the property would benefit from some upgrading and modernisation.

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation

Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

GROUND FLOOR:

Entrance Hall

with night storage heater, leading to:

Inner Lobby

serving:

Kitchen

4.53m x 4.53m (14'10" x 14'10")

with hot and cold sink unit with a range of oak fronted wall and base units and incorporating 'Bosch' double oven, breakfast bar with 'Hotpoint' hob and laminated work surfaces; tiled flooring; 1 radiator.

Laundry/Utility Room

3.09m x 2.42m (10'1" x 7'11")

hot and cold stainless steel sink units; partly tiled walls; fitted shelving and plumbign for automatic washing machine.

Hallway

with radiator and telephone point.

Conservatory

4.53m x 2.78m (14'10" x 9'1")

with tiled flooring; 1 radiator and wall lights.

Double doors from the main hallway lead to:

Through Lounge/Sitting Room

7.19m x 2.89m (23'7" x 9'5")

with exposed ceiling beams; 3 night storage heaters; 3 double wall lights.

Drawing Room

4.54m x 4.25m (14'10" x 13'11")

open fireplace housing multi fuel stove; fitted shelving in recess; 1 radiator.

Lobby

with fitted cupboards and night storage heater.

Independent WC

Office/Study

4.57m x 2.47m (14'11" x 8'1")

with fitted cupboards and shelving; 1 radiator; glazed door out to rear.

Covered Utility Area

with hot and cols sink unit and WOOD STORE off.

Dressing/Laundry Room

with a full range of fitted wardrobes; 1 radiator.

Bedroom 1

4.57m x 2.88m (14'11" x 9'5")

with a dual aspect; 1 radiator; Airing Cupboard housing the hot water cylinder fitted with immersion heater.

En-Suite Shower Room

with shower cubicle, vanity unit and wc; partly tiled walls' heated towel rail; built-in store cupboards.

Access from Bedroom 1 through to:

Bedroom 2

4.54m x 2.56m (14'10" x 8'4")

with a dual aspect; 1 radiator; Airing Cupboard housing the hot water cylinder.

Landing

with Secondary staircase to the Ground Floor.

Bathroom

with jacuzzi bath, shower unit, wash hand basin and wc; partly tiled walls; 1 radiator; built-in cupboard.

Bedroom 3

4.44m x 2.69m (14'6" x 8'9")

with 1 radiator.

OUTSIDE:

Oil tank Store Room plus Separate Store Room.

Timber Garage/Workshop (9.60m x 7.09m) with workbenches and storage facilities; concrete floor; water purification unit; 1 radiator.

Orchard and ornamental Pond.

Gravelled car parking space.

SERVICES:

Mains electricity. Private water and drainage. Oil fired central heating.

LOCAL AUTHORITY:

Denbighshire County Council, P.O. Box 62, Ruthin, Denbighshire, LL15 9AZ. Telephone: 01824 706000.

Council Tax Band - G

LOCATION:

what3words///twists.culling.fussy



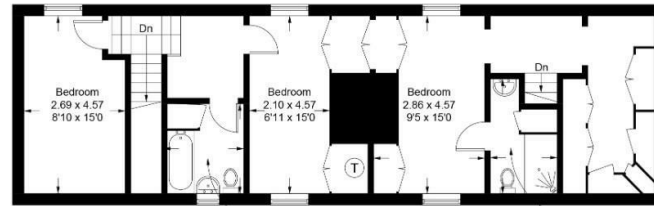
FIRST FLOOR:

First Stairway from the main Hallway

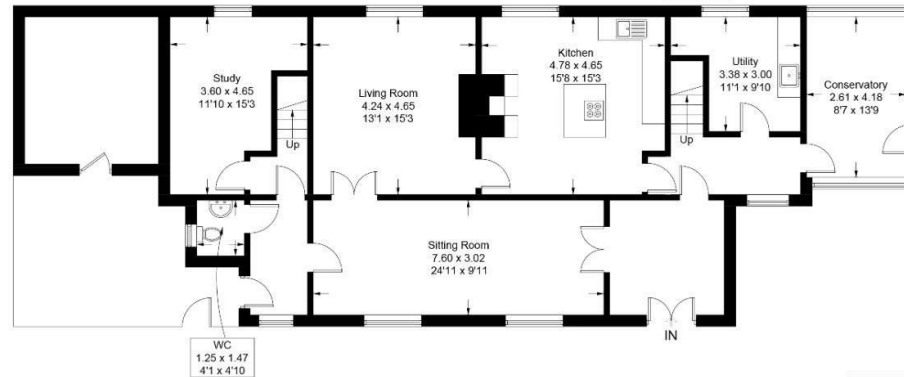


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Approximate Gross Internal Area
208.7 sq m / 2224 sq ft



First Floor
76.7 sq m / 825 sq ft



Ground Floor
130.0 sq m / 1399 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.



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