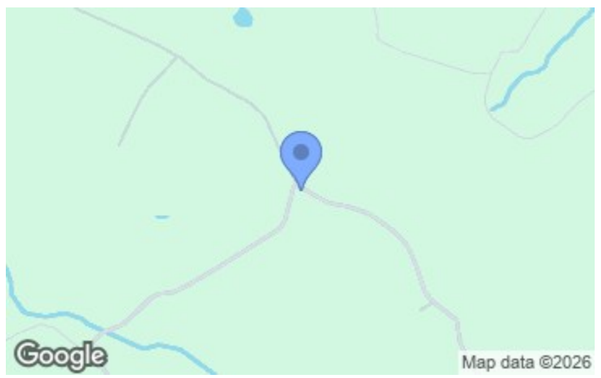
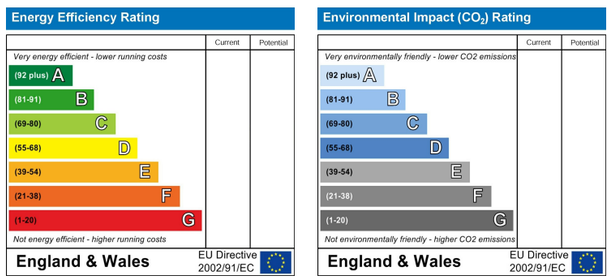


FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 570 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.

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The Property Ombudsman

Cavendish
ESTATE AGENTS

St Peter's Square Ruthin, Denbighshire, LL15 1AE
Tel: 01824 703030
Email: ruthin.sales@cavmail.co.uk
www.cavendishproperties.co.uk



Llys Gain Ffordd Llys Gain

Betws Gwerfil Goch, Llanfihangel Glyn Myfyr, LL21 9PG

Offers Around £225,000

Llys Gain – A Secluded Traditional Welsh Cottage.
Looking for a quaint traditional stone cottage tucked away in a wonderfully secluded and unspoilt part of North Wales? Llys Gain could be the ideal opportunity.
Nestling amongst the rolling countryside of southern Denbighshire, this delightful two-bedroom cottage occupies a wonderfully private and peaceful position, quite literally off the beaten track.

Dating from the early 18th Century it affords entrance hall, living/kitchen, 2 bedrooms 1 Bathroom.

Adjoining stone barn with potential for conversion.

Stone out-building & gardens - about 0.25 acre.



The cottage is believed to date from the 18th century and has remained in the same ownership since the 1960s, retaining much of the charm and character associated with its age.
At present, Llys Gain is approached on foot via approximately 500 yards of a partially overgrown green lane, adding considerably to its sense of seclusion and adventure. The lane has the potential to be upgraded and restored to provide vehicular access.



The property benefits from mains electricity and water, together with septic tank drainage, and provides accommodation comprising an entrance hall, quaint living kitchen, two bedrooms and bathroom.



Of particular interest is the substantial adjoining barn, which offers considerable scope for conversion to provide additional living accommodation, subject to the necessary planning and building regulations.



There is also a separate stone outbuilding, currently used for general storage, which could equally lend itself to conversion as a home studio, office or additional accommodation, again subject to the appropriate consents.

Llys Gain Ffordd Llys Gain, Betws Gwerfil Goch, Llanfihangel Glyn Myfyr, LL21 9PG



The cottage and outbuildings are complemented by an enclosed garden extending to approximately 0.25 acre. From the garden, the property enjoys far-reaching south-westerly views across the surrounding countryside.

For those seeking something genuinely different — a characterful historic cottage, considerable potential for enlargement and improvement, and a setting offering exceptional peace, privacy and rural charm — Llys Gain represents a rare opportunity to create a very special country home in one of North Wales' quieter corners.

COUNCIL TAX



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.

DIRECTIONS

From Ruthin take the A494 Corwen road proceeding through Gwyddelwern and on reaching the junction with the A5104 turn right. At the traffic lights with the A5 turn right in the direction of Cerrigydrudion and follow the road for some 5 miles, proceeding through the traffic lights towards Maerdy. Continue to The Goat Inn and turn immediately right signposted Betws GG. Follow the lane for about 1.25 miles and on reaching the Post Box take the next sharp left on to a minor lane. Continue for about 1.7 miles and the access lane will be found directly ahead, on a right hand bend and denoted by our for sale board.

What 3 Words .. mason.card.simulator - start of the lane.
younger.welcome.shallower - Llys Gain

TENURE

Freehold

ANTI MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a 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.

VIEWING

By prior appt. only

www.cavendishproperties.co.uk