

Town & Country

Estate & Letting Agents



Glandwr , Glyn Ceiriog, LL20 7DR

Offers In The Region Of £280,000

WITH NO ONWARD CHAIN & FULLY RENOVATED!! Town and Country Oswestry offer this charming semi detached cottage dating back to 1895 with many original features set in the heart of the Ceiriog Valley in the popular and pretty village of Glyn Ceiriog. The property has been recently renovated and offers two reception rooms, three bedrooms, kitchen and family bathroom along with beamed ceilings and log burning stove. To the outside there is off road parking, detached garage and gardens. Glyn Ceiriog is within easy reach of good road networks and has a school, shop and public houses. A true gem in a lovely location worthy of a viewing.

Directions

From Oswestry join the A5 travelling towards Wrexham. Upon reaching the Gledrid roundabout take the second exit towards Chirk. Proceed up the hill into Chirk and turn left onto the B4500 towards Glyn Ceiriog. Continue along for approximately 6 miles until reaching Glyn Ceiriog. On entering the village pass the primary school on the right then turn right onto Y Maes, continue ahead and the property will be found on the right hand side and will be identified by our For Sale Board.

Accommodation Comprises



Kitchen 12'9" x 11'6" (3.90 x 3.51m)



The well-appointed kitchen is fitted with a comprehensive range of wall and base units, complemented by wooden work surfaces over and a one-and-a-half bowl sink with mixer tap. A built-in electric oven and microwave, ceramic hob and chimney-style extractor provide a well-equipped cooking area. There is also an integrated fridge freezer and space for a dining table. A side-facing window provides natural light, complemented by part-tiled walls, a radiator and attractive beamed ceiling, adding further character to this practical and inviting kitchen. A door leads to the utility room while

the staircase rises to the first floor with a side-facing window providing natural light. Doors lead through to both the kitchen and lounge, creating a practical and sociable flow between the principal living spaces.

Additional Photo



Utility Room 11'5" x 6'4" (3.49 x 1.95m)



The utility room features a range of base units incorporating an integrated dishwasher, space and plumbing for a washing machine, and a Belfast sink with drainer. Further features include slate flooring, a radiator, exposed character beams and a door providing access to the side of the property. A door leads to the cloakroom.

Cloakroom



Fitted with a WC and wash hand basin, with panelled walls, exposed beams and a flagged floor. A window to the side aspect provides natural light.

Lounge 11'9" x 11'6" (3.60 x 3.53m)



The generously proportioned lounge is rich in character, featuring a window to the front, together with a charming fireplace housing an inset log-burning stove and slate hearth. An attractive beamed ceiling and original picture rail add further period appeal along with built in storage units and shelving, while the beautiful wood flooring completes this warm and inviting reception room.

Feature Fireplace



Additional Photo



First Floor Landing

The first-floor landing provides access to three bedrooms and the family bathroom, with a window on the mid-landing and a loft hatch offering convenient access to the loft space.

Bedroom One 10'8" x 9'1" (3.27 x 2.78m)



The bedroom enjoys a pleasant front aspect with views of the village and hills beyond, it features a radiator, panelled feature wall, a fitted double wardrobe and access to the loft space by hatch.

Bedroom Two 13'5" x 6'5" (4.10 x 1.98m)



Bedroom two is a well-proportioned room, enjoying a pleasant front aspect, with a radiator and panelled feature wall.

Bedroom Three 10'9" x 7'2" (3.29 x 2.20m)



A step from the landing leads into bedroom three with a window to the side, beamed ceiling and a radiator.

Family Bathroom 8'9" x 4'7" (2.67 x 1.42m)



The well-appointed recently fitted family bathroom has a window to the side and is fitted with a panelled bath with mixer tap with shower over and glazed shower screen, low-level WC and wash hand basin. Part-tiled walls, wood panelling and exposed wood flooring provide a practical yet attractive finish, complemented by a radiator and heated towel rail.

To The Outside

The property opens onto a private driveway providing off-road parking for two vehicles. There is a large garage/workshop and the oil tank is housed here. A gate leads into the front garden which is predominantly laid to lawn and complemented by established shrub borders, there are two paved areas ideal for sitting out and a gravelled and paved pathway to the front door. The property is complimented by an oak framed porch.

Driveway



Garage and Store 17'1" x 16'0" (5.23 x 4.88m)



Gardens

Additional Photo



Additional Photo



A detached garage, together with an adjoining store, provides excellent additional storage and practical versatility. Both are accessed via timber doors to the front. The garage has the benefit of power and lighting.

Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Wrexham Country Council and we believe the property to be in Band D.

Services

The agents have not tested the appliances listed in the particulars.

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 4.00pm

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

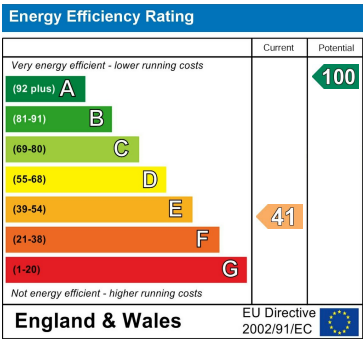
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

Area Map



Energy Efficiency Graph



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