



Santana

Llangollen | Wrexham | LL20 7NP

Offers In The Region Of £600,000

MONOPOLY
BUY ■ SELL ■ RENT





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Nestled in the picturesque village of Glyn Ceiriog, Llangollen, this charming detached house offers a perfect blend of comfort and space. Spanning an impressive 1,822 square feet, the property boasts an open plan kitchen/diner, spacious lounge and a sun room, ideal for both relaxation and entertaining guests. With four well-proportioned bedrooms, there is ample room for family living or accommodating visitors. The house features a modern family bathroom, en suite shower room and a downstairs WC ensuring convenience for all residents. The thoughtful layout provides a harmonious flow throughout the home, making it a delightful space for everyday living. The generous balcony is perfectly positioned to enjoy the beautiful surrounds. Another key feature is the Treehouse style studio, which could be utilised as a creative studio, home office or guest accommodation. The property is complemented by generous parking facilities and an oversize detached garage. There are also well maintained and attractive gardens. Glyn Ceiriog is renowned for its stunning natural beauty and community spirit, making it an ideal location for those seeking a peaceful lifestyle while remaining connected to local amenities. This property presents a wonderful opportunity for families or individuals looking to settle in a serene environment, surrounded by the breath-taking landscapes of the Ceiriog Valley. Do not miss the chance to make this delightful house your new home.

- A FOUR BEDROOM DETACHED PROPERTY
- PICTURESQUE LOCATION WITH STUNNING VIEWINGS
- OPEN PLAN KITCHEN/DINER WITH ADJACENT PANORAMIC SUN ROOM
- SPACIOUS LIVING ROOM
- MODERN FAMILY BATHROOM
- MAIN BEDROOM WITH ENSUITE
- TREEHOUSE STYLE STUDIO WITH SLIDE
- AMPLE OFF ROAD PARKING & SINGLE GARAGE
- ATTRACTIVE GARDENS
- VIEWING HIGHLY RECOMMENDED!



Location

Glyn Ceiriog is the principal settlement of the Ceiriog Valley and a community in Wrexham County Borough, north-east Wales. Glyn Ceiriog translates simply as Ceiriog Valley. Glyn Ceiriog is a popular village with a good range of local facilities including a primary school, shop, public house, pharmacy, GP surgery and village hall. Further facilities are available in Chirk, Oswestry & Llangollen, with a train station also in Chirk. The Ceiriog Valley provides a huge range of walking opportunities. The River Ceiriog offers a wonderful natural backdrop along with fantastic trout fishing opportunities. There are quiet pools along the river which are ideal for recreational fishing and nature spotting. You may see an otter, heron or kingfisher down by the water's edge. The Ceiriog Valley was described by David Lloyd George as "A little bit of heaven on earth".

Entrance Hall

Laminate flooring, upvc entrance door, steps up to kitchen/diner, steps down to bedrooms, door to bathroom.

Lounge

Carpet, exposed beam, multi fuel stove with tiled hearth, timber lintel over, exposed brickwork, two windows to side, sliding patio door to balcony with stunning rural views.

Kitchen/Diner

Dining area with timber effect flooring, three windows to rear with lovely views, double doors to lounge, open plan into the kitchen with a modern range of wall and base units, with complementary worktops, breakfast bar, stainless sink drainer, mixer tap, integral microwave, large whirlpool oven with induction hob over, extractor, fridge/freezer, dishwasher, wine racks, open plan into sun room, glazed door to side hall leading to utility and wc.

Sun Room

With panoramic views, glazing to front, rear and side, glazed ceiling, timber effect flooring, external door opening onto balcony.

Bathroom

Freestanding roll top bath, walk in shower, hand wash basin, set in vanity unit, wc, tiled floor and walls, frosted window to front, spotlights.

Side Hall

Upvc external door, tiled floor, steps up to kitchen, doors to wc and utility.

WC

With toilet, hand wash basin, window to side, tiled floor and walls.

Utility

Fitted range of wall and base units, complementary worktops, window to front, wall mounted Worcester gas boiler, plumbing for washing machine, under counter freezer, tiled floor, tiled splash back.

Lower Ground Floor Landing

Carpet, doors to bedrooms.

Bedroom One

Primary bedroom with laminate flooring, French style doors opening into the garden, door to en suite.

En Suite

Generous shower enclosure, wc, hand wash basin set in vanity unit, tiled walls, spotlights, extractor, laminate flooring.

Bedroom Two

Double bedroom with laminate flooring, window to rear.





Bedroom Three

Laminate flooring, window to rear.

Bedroom Four

Window to rear, laminate flooring.

Balcony

Balcony of steel and timber construction spanning the rear elevation of the property, with ample space for multiple seating areas to enjoy the surrounding countryside.

Tree House

A brilliant space with a range of potential uses including as a holiday let/air bnb style business, home office or studio. Kitchenette with base units, timber worktops, induction hob, stainless sink, timber effect flooring, large glazed windows to one side overlooking adjacent field with remote control blinds, window to other side, mezzanine timber bunk style bed with space for sofa bed under, exposed beams, door to shower room. Shower Room with corner shower, hand wash basin, wc, tiled floor and walls, window to front. Balcony seating area a perfect spot to enjoy the views, wildlife and bird song. Slide down to lawned garden.

Garage

Detached oversized garage, up and over vehicle door, window to side, power and lighting.

Outside

Front tarmac drive leading to an off road parking area in front of the property and on to the garage, access along both sides of the property to the rear garden, lpg gas tank.

Side garden adjacent garage with lawn, steps down to brick paved patio, lawn and patio under balcony, steps down to tree house and lower tier, bordered with mature planting.

Lower tier with lawn. summer house. patio and kids climbing wall under the tree house, well stocked planted borders.

Directions

Sat Nav - Use Post code LL20 7NG

From Chirk take the valley road to Glyn Ceiriog and on entering the village pass the school. In the centre of the village go straight over the round about with the Spar shop on the right. When on the Llanarmon Road take the third right on Nantyr Road. The property is located a few hundred yards up this lane on the left hand side.

Additional Information

Lpg gas central heating

Mains water & sewerage

Fully upvc double glazed

IMPORTANT INFORMATION

*Material Information interactive report available in video tour and brochure sections.

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MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage





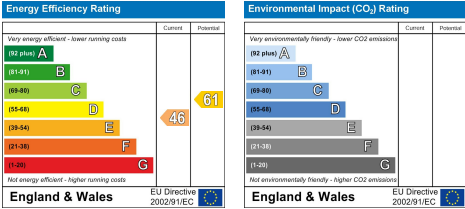


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