



Garth Road, Llangollen LL20 7UR

£240,000

Situated in the picturesque and sought-after village of Garth, this three-bedroom detached family home offers a wonderful opportunity for those seeking a modernisation project in a beautiful countryside setting. The property is offered for sale with no onward chain and provides spacious and versatile accommodation with the potential to create a superb family home tailored to individual taste. In brief, the accommodation comprises an entrance porch and hallway, spacious lounge enjoying dual-aspect countryside views, a separate dining room, kitchen/breakfast room, utility room, and rear porch. To the first floor, there is a generous landing area that could be utilised as a home office, along with three bedrooms, all taking advantage of the elevated views across the Dee Valley, and a family bathroom. Externally, the gardens lie mainly to the front and rear, featuring established trees, shrubs, and a paved patio area, offering an excellent outdoor space with scenic surroundings. There is also off-road parking to the front of the property. 'Meirionfa' is ideally positioned within the charming village of Garth, known for its community atmosphere and breathtaking views. The area offers local amenities, access to primary schools, and is surrounded by countryside walks, including the renowned Panorama Walk. The nearby town of Llangollen is just a short drive away, offering an array of shops, restaurants, and cultural attractions, while the A483 provides excellent transport links to Wrexham, Oswestry, and Chester.

- THREE BEDROOM DETACHED FAMILY HOME
- ENTRANCE PORCH AND HALLWAY
- KITCHEN/BREAKFAST ROOM AND SEPARATE UTILITY
- GENEROUS BEDROOMS AND FAMILY BATHROOM
- SUBSTANTIAL PLOT
- PERFECT MODERNISATION PROJECT
- LIVING ROOM AND DINING AREA
- SPACIOUS LANDING/STUDY AREA
- EXCELLENT COUNTRYSIDE VIEWS
- NO ONWARD CHAIN



Entrance Porch

UPVC built with triple aspect views, tiled flooring and ceiling light point. UPVC double glazed door leading into hall.

Entrance Hall

UPVC double glazed window to the side elevation, stairs rising to first floor with stair lift, under-stairs storage area, carpet flooring, ceiling light point, panelled radiator, window into dining area and door into lounge.

Living Room

Two uPVC double glazed windows to the front and side elevation benefitting from views over the neighboring fields and hills. Feature fireplace with brick surround, copper chimney breast and wooden mantel. Carpet flooring, two panelled radiators, ceiling light point and opening into dining room.

Dining Area

UPVC double glazed window to the side. Storage cupboard with shelving and meters. Window into hallway, carpet flooring, ceiling light point and panelled radiator. Double wooden doors into kitchen.

Kitchen/Breakfast Room

Housing a range of base units with work surface over. Space for appliances to include cooker and fridge freezer. Stainless steel sink unit with separate taps. Two panelled radiators, ceiling light point, quarry tiled flooring, part-tiled walls, door to rear porch and door into utility. Two uPVC double glazed windows to the side and rear elevation.

Utility Room

Two uPVC double glazed windows to the side and rear elevation space and plumbing for washing machine and tumble dryer. Stainless steel sink unit with mixer tap. Wall mounted boiler, quarry tiled floor and ceiling light point.

Rear Porch

UPVC double glazed door to rear, quarry tiled floor and ceiling light point.

Landing Area

UPVC double glazed window to the side elevation, ceiling light point, door to bathroom and sliding door to bedroom three, opening into study/further landing space.

Study/Landing

UPVC double glazed window to the side elevation. Spacious area which could be used as a study with carpet flooring, panelled radiator, ceiling light point and doors to bedrooms one and two.

Bedroom One

Spacious bedroom with two uPVC double glazed windows to the front and rear elevation. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Two

UPVC double glazed window to the rear elevation with views. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Three

UPVC double glazed window to the front elevation. Carpet flooring, ceiling light point and panelled radiator.

Bathroom

Three piece olive green suite comprising WC, pedestal; wash hand basin and panelled bath. Cupboard housing water cylinder, vinyl tiled flooring, ceiling light point, panelled radiator, part tiled walls and uPVC double glazed window to the front elevation.

Outside

The property is situated on a generous sized plot. The garden areas are located to the front and rear of the home and mainly comprise of trees and



shrubberies with some paving areas to the front. There is pedestrian access to the side of the property via a timber gate and steps leading down to a paved patio area with views over the valley. The boundaries mainly comprise of stone walls offering security and privacy.

Important Information

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.

Additional Information

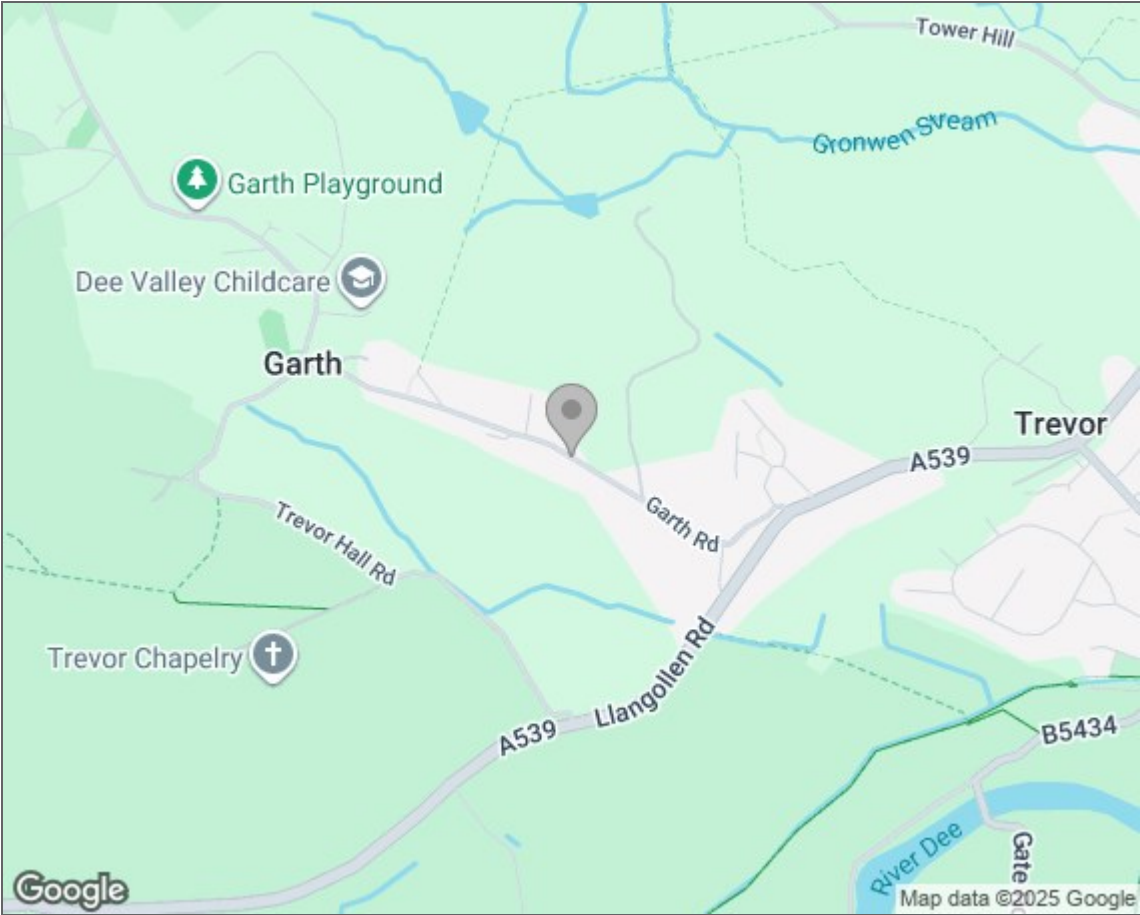
The boiler was fitted on 10/04/2024.











Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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