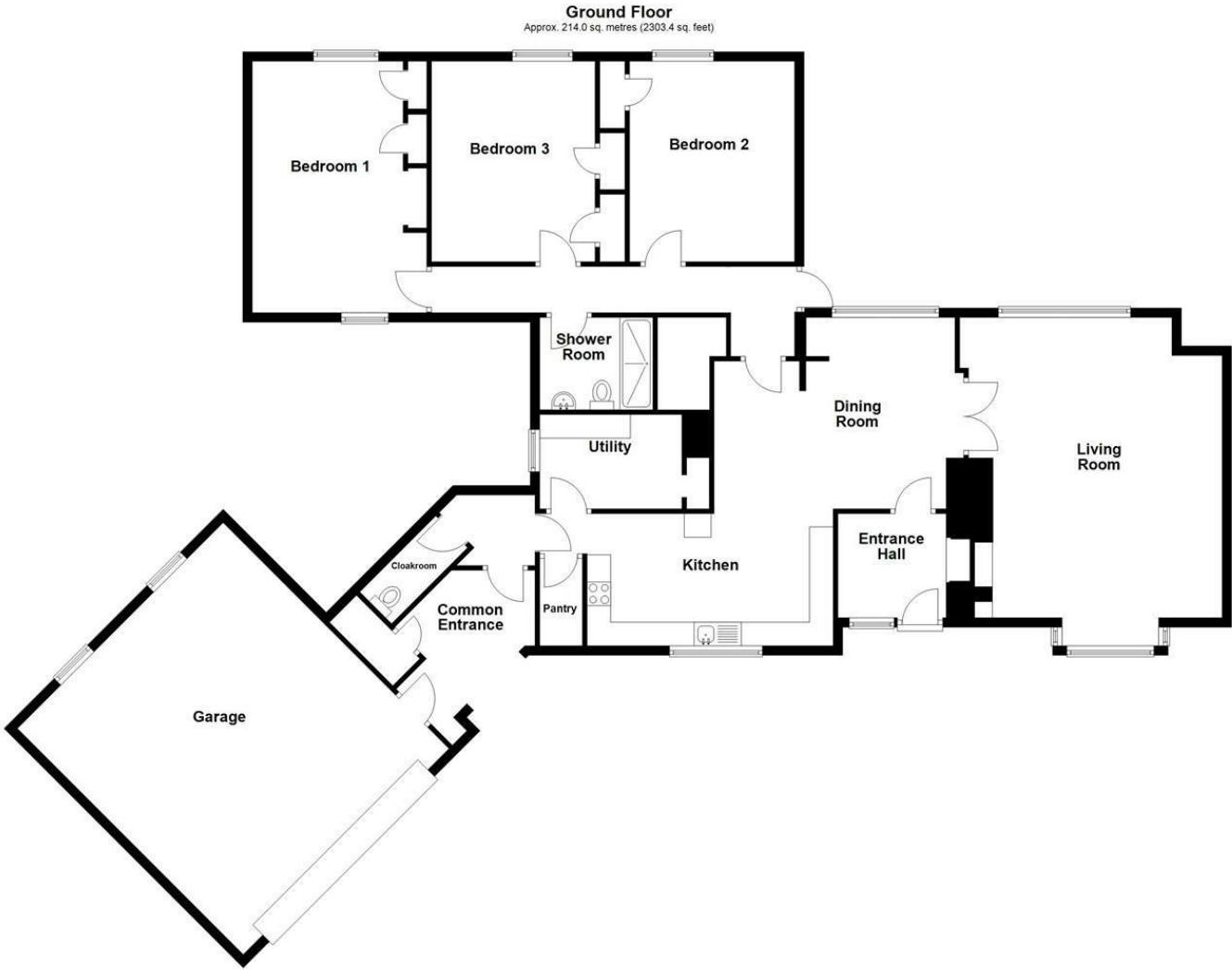


WOODHEAD
OSWESTRY SALES & LETTINGS



Total area: approx. 214.0 sq. metres (2303.4 sq. feet)
Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Trem Y Glog KAD



Trem Y Glog , Llangollen, LL20 7LD

Offers in the region of £349,950

Nestled in the picturesque village of Llanarmon Dyffryn Ceiriog, this charming house offers a delightful blend of comfort and convenience. Built in 1968, the property boasts a warm and inviting atmosphere, perfect for families or those seeking a peaceful retreat.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant family space. The house features three well-proportioned bedrooms, ensuring that everyone has their own private sanctuary. The two bathrooms add to the practicality of the home, making morning routines and guest visits a breeze.

Outside, the property benefits from generous parking facilities, accommodating up to four vehicles, which is a rare find in such a tranquil setting. The surrounding area is renowned for its stunning natural beauty, offering a wealth of outdoor activities and scenic walks, making it an ideal location for nature enthusiasts.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	70

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



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Entrance Hall
2.581 x 2.841 (8'5" x 9'3")

Enter the property through a glazed wooden door into a hallway with tiled flooring. a feature stone alcove is on the right and coat hooks on the left. heated by a double panel radiator with thermostatic valve



Dining Room
3.438 x 5.062 (11'3" x 16'7")

South facing aspect UPVC windows, large open plan room off the kitchen heated by a double panel radiator with thermostatic valve and a fitted multiple fuel burner



Sitting room
5.233 x 6.889 (17'2" x 22'7")

Dual front bay and rear aspect windows, high ceilings creating a very light reception room, three double panel radiators and a feature open stone fireplace with 'Baxi' fire, wooden floor



Kitchen
4.850 x 3.172 (15'10" x 10'4")

Front aspect UPVC windows, tiled floor with a range of eye and base units, fitted breakfast bar and walk in pantry, sink unit with mixer tap. space for cooker, extractor fan and hob, dishwasher, fridge freezer, a UPVC door gives access to a rear dual aspect lobby



Utility

Side aspect UPVC windows, stainless steel sink unit with mixer tap, tiled floor, space for freezer and washing machine



Inner Hall

Gives access to the bedrooms, at one end a further external UPVC door, a large walk in linen cupboard, single radiator with thermostatic valve.

Bedroom 1
4.934 x 3.642 (16'2" x 11'11")

Dual aspect UPVC windows, fitted carpet, built in cupboards and wardrobes, double panel radiator with thermostatic valve



Bedroom 2
3.004 x 3.932 (9'10" x 12'10")

South facing UPVC windows, fitted carpet, built in wardrobes, double panel radiator with thermostatic valve



Bedroom 3
3.319 x 3.778 (10'10" x 12'4")

Side aspect UPVC windows, double panel radiator with thermostatic valve, fitted carpet and built in wardrobe

Bathroom
1.692 x 2.611 (5'6" x 8'6")

Side aspect UPVC frosted windows, low level WC, hand basin, heated towel rail and radiator and walk in shower, rain shower and further electric shower



Guest Cloakroom

Side aspect frosted window, low level WC, hand basin and a single panel radiator with thermostatic valve

Double Garage
6.505 x 5.692 (21'4" x 18'8")

Electric up and over door, solid floor, rear aspect UPVC windows, power and lighting

Front Garden

Rural outlook, 3/4 vehicles parking, gated driveway, lawns and boarders. wheel chair access to front door and seating area. Link garage and coal shed.



Rear Garden

Wrap around gardens, lawns, seating area and rural views to Glog mountain.

TENURE

We are advised that the property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries.

SERVICES

We have been informed by the seller that the property benefits from mains water: mains drainage; oil central heating. We have not tested any services, therefore no warranty can be given or implied as to their working order.

COUNCIL TAX

The council tax band for the property is 'F' and the local authority is Wrexham

PARTICULARS

These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute or form any part of any contract. All measurements, areas and distances are approximate and floor plans and photographs are for guidance purposes only. Woodhead Sales and Lettings has no authority to make or give any representation or warranty whatsoever in relation to the property. If you are travelling some distance contact the office if you require any further information or clarification.

MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts .

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested .

VIEWINGS

By appointment through the selling agents. Woodhead Oswestry Sales & Lettings Ltd, 12 Leg Street, Oswestry, Shropshire, SY11 2NL. Tel: (01691) 680044. Negotiations: All interested parties are respectfully requested to negotiate directly with the Selling Agents.

HOURS OF BUSINESS

Monday - Friday 9.30am - 5.00pm
Saturday 9.00am - 1.00pm
Sunday Closed.