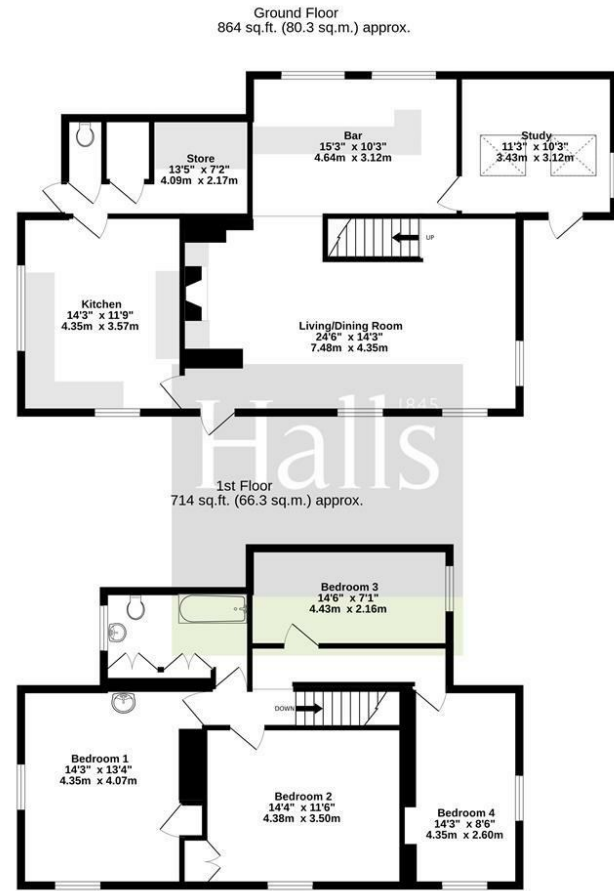


FOR SALE

Ty Helyg, Llwynmawr, Llangollen, LL20 7BG



TOTAL FLOOR AREA: 1578 sq.ft. (146.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FOR SALE

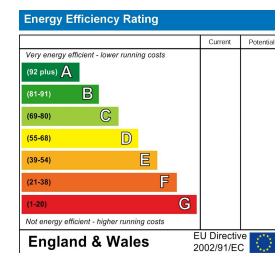
Offers in the region of £329,995

Ty Helyg, Llwynmawr, Llangollen, LL20 7BG

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A characterful and charming detached four-bedroom period country cottage with parking, garage/workshop, and generous gardens which extend, in all, to just under 1/2 acre, peacefully situated in an idyllic and picturesque rural location.



01691 622 602

Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



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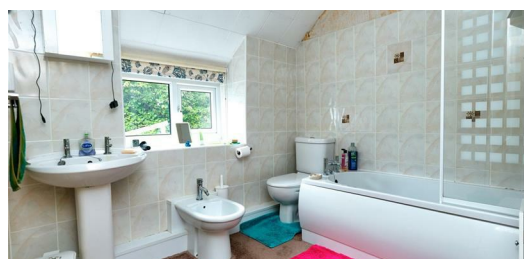
2 Reception Room/s



4 Bedroom/s



1 Bath/Shower Room/s



- Detached Period Cottage
- Range Of Traditional Features
- Four Bedrooms
- Garage/Workshop
- Gardens Ext to Approx. 0.45ac
- Idyllic Rural Location

DESCRIPTION

Halls are delighted with instructions to offer Ty Helyg in Llwynmawr for sale by private treaty.

Ty Helyg is a characterful and charming detached four-bedroom period country cottage with parking, garage/workshop, and generous gardens which extend, in all, to just under 1/2 acre, peacefully situated in an idyllic and picturesque rural location.

The internal accommodation, which boasts a wealth of attractive original features, provides, on the ground floor, a large Living/Dining Room with separate Bar, Study, Kitchen with pantry, and downstairs Cloakroom, together with four first floor Bedrooms and a family Bathroom. The property benefits from an oil fired central heating system, partially double glazed windows, and is presented for sale with fitted carpets included in the purchase price.

Outside, the property boasts generous gardens and grounds which extend, in all, to 0.45 acres, including a lawned front garden bordered by maturing bushes and trees leading to extensive lawns to the side and rear interspersed by mature trees. There is a detached garage /workshop and ample parking space positioned at the end of the side garden.

The sale of Ty Helyg does, therefore, provide the rare opportunity for purchasers to acquire a delightful period country cottage situated in this particularly pleasant rural location.

W3W

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THE ACCOMMODATION COMPRISES:

A timber front entrance door with glazed centre panel opening in to the:

LIVING/DINING ROOM

24'6" x 14'3" (7.48 x 4.35)

Attractive inglenook fireplace with inset multi fuel burning stove standing on a raised hearth, exposed ceiling timbers, windows to front and side elevations, staircase to first floor, exposed stone walling and wide open archway leading to:

THE BAR

15'2" x 10'2" (4.64 x 3.12)

Fitted carpet as laid, exposed ceiling timbers, exposed stone walling, windows to rear elevation, fitted bar with shelving below and a partly glazed door to the:

STUDY

14'2" x 10'2" (4.34 x 3.12)

Tiled flooring, window to side elevation, partly glazed door leading out to the front, exposed stone walling.

KITCHEN

14'3" x 11'8" (4.35 x 3.57)

Stainless steel sink unit (H&C) with mixer tap, a range of roll topped work surface areas, base units incorporating cupboards and drawers with planned space for appliances, matching eye level cupboards, floor mounted Volta boiler, windows to front and side elevations and a door leading to a:

REAR ENTRANCE HALL

Partly tiled/partly concreted floor, partly glazed door leading out to the rear of the property, space for log storage and a door in to a pantry with shelving.

DOWNSTAIRS WC

Hand basin (H&C), low flush WC, tiled flooring, opaque glazed window to side elevation.

FIRST FLOOR LANDING

Fitted carpet as laid, window to side elevation.

BEDROOM ONE

14'3" x 13'4" (max) (4.35 x 4.07 (max))

Fitted carpet as laid, windows to front and side elevations enjoying super views over open countryside, inspection hatch to roof space, pedestal hand basin (H&C), tiled splash and a door in to a recessed wardrobe with hanging rail.

BEDROOM TWO

11'5" x 11'5" (3.48 x 3.50)

Fitted carpet as laid, glazed window to front elevation, inspection hatch to roof space and a double opening recessed wardrobe.

BEDROOM THREE

14'6" x 7'1" (4.43 x 2.16)

Window to side elevation, exposed stone walling.

BEDROOM FOUR

14'3" x 8'6" (4.35 x 2.60)

Fitted carpet as laid, windows to front and side elevations, inspection hatch to roof space.

BATHROOM

To include a white bathroom suite with a pedestal hand basin (H&C), low flush WC, panelled bath (H&C) with electric shower over, bidet, window to side elevation, extensively tiled walls and a door in to the Airing Cupboard housing the hot water cylinder with shelving to one side.

OUTSIDE

The property boasts super gardens which are predominantly positioned to the side/rear, including extensive lawns interspersed by mature trees, ideal for families or garden enthusiast etc. To the front is an area of lawn boarded by maturing bushes and trees with a paved patio area positioned immediately to the front of the entrance porch. At the very end of the area of garden to the side of the property is a parking area providing space for a good number of vehicles and leading to a:

GARAGE/WORKSHOP

approx 16'4" x 9'10" (approx 5m x 3m)

Of stone construction with a concreted base and double opening timber front entrance doors.

SERVICES

We understand that the property has the benefit of mains water and electricity. Drainage is to a private system.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Wrexham Borough Council.

COUNCIL TAX

The property is in Band ' E ' on the Wrexham Borough Council Register.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel:(01691) 622602.