

# Town & Country

Estate & Letting Agents



**Glandwr , Llanarmon D.C., LL20 7LF**

**Offers In The Region Of £395,000**

Town and Country Oswestry offer this delightful three bedroom detached cottage with detached two bedroom annexe set on a good sized plot on the edge of Llanarmon D.C. in the heart of the Ceiriog Valley. The property offers well laid out accommodation with three bedrooms, bathroom, two reception rooms, kitchen, utility areas and lots of storage space. The annexe has two bedrooms, bathroom lounge and kitchen. The well maintained gardens have been well tended and there is plenty of parking and a double garage/ workshop. A true gem in a stunning location.

## Directions



Take the Gobowen Road out of Oswestry (B5609) onto the A5 towards Wrexham, at the Gledrid roundabout take the second exit signposted Chirk and proceed until reaching the village. Follow the road through the village turning left opposite the church onto Castle Road (B4500). Continue along this road for approximately 11 miles passing through the villages of Pontfadog, Dolywern, Glyn Ceiriog, Pandy and Tregairiog. On entering the village continue on the road past the Hand hotel on the left. The property will be seen on the left hand side approximately 100 metres after the primary school.

## Sun Room



Having a window to the side, door to the front and a door leading into the lounge.

## Lounge 11'11" x 21'6" (3.62 x 6.55)



A good sized reception room having a window to the front, two windows to the side, deep sills, two radiators, beamed ceiling, Stone fireplace with a wood burning stove inset with a beam over and wall lighting. Doors lead to the rear lobby and dining room and sun room which overlooks and provides access to the front garden.

## Additional Photo



## Dining room 11'10" x 7'8" (3.61 x 2.34)



Having a square bay window to the front, radiator, stairs leading to the first floor, wall lights and alcove shelving. A door leads through to the kitchen.

### **Kitchen 11'9" x 10'2" (3.58 x 3.1)**



Having a window to the rear, base and wall units with locally grown ash worktops over, stainless steel sink and mixer tap, plumbing for a dishwasher, Firebird oil fired boiler, Stoves cooker, space for a fridge, plate rack, tiled floor and a pantry off with shelving.

### **Shower Room**



Having a window to the rear, W/C, wash hand basin on a vanity unit with a mixer tap. Shower cubicle with mains shower, modern vertical radiator and tiled floor.

### **Rear Lobby**

As there is plenty of room to park in the back garden, the back door is used as the main entrance to a hall area with utility and store cupboard off, and an inner hall area, with downstairs shower room off that leads into both the main living room and kitchen.

### **First Floor Landing**



Having a window to the side on the half landing with stained glass. There is a loft hatch and doors leading to the bedrooms and bathroom.

### **Bedroom One 21'1" x 11'11" (6.42 x 3.63)**



A superb sized bedroom with a window to the front and rear, two radiators, beams in the walls and exposed stone work. It could be possible to split this room if an extra bedroom was required.

### **Additional Photo..**



### Bedroom Two 11'10" x 7'6" (3.61 x 2.29)



With a window to the front, radiator and solar panel controls.

### Bedroom Three 4'11" x 7'5" (1.51 x 2.27)



Having a Velux to the rear, radiator and telephone point.

### Family Bathroom



Having a panelled bath with a mixer tap and shower head, bidet, W/C and wash hand basin. Heated towel rail, part tiled walls, window to the rear, vinyl floor, shaver point and a linen cupboard off with shelving.

### Detached Annexe

Located just across from the main house is a detached two bedroom annexe. The property offers versatile living accommodation and is set over two floors.

### Hallway

Having a quarry tiled floor, part glazed door to the front, under stairs cupboard and stairs leading off to the first floor.

### Ground floor bedroom 5'4" x 6'10" m (1.62 x 2.09 m)



With a window to the side, fitted bed and wardrobe, under bed storage draws and a storage heater.

### Shower Room.



With a window to the side, wash hand basin on a vanity unit with a mixer tap, W/C and walk in double shower, vinyl floor, fully tiled walls and electric wall heater,

### Bedroom 9'2" x 14'10" (2.80 x 4.53)



With a window to the front and a storage heater.

### First Floor

The first floor landing opens onto the kitchen area.

### Lounge 15'3" x 9'9" (4.66 x 2.96)



With a window to the side, storage heater and a brick fireplace.

### Annexe Kitchen



Fitted with base units with work surface over, space for a fridge, sink unit, window to the side and built in cupboard housing immersion heater.

### Front Garden



The South facing enclosed front garden is gravelled and shrubbed with fence panelling and gate leading out to the lane.

### Driveway and Parking



A five bar gate at the far end of the driveway leads onto a gravelled parking area for several vehicles which gives access to the garage and the rear of the property. There is a greenhouse and access to the lower gardens.

### Garage/ Workshop 17'6" x 17'6" (5.33 x 5.33)

With two windows to the side and a double doors. The garage is currently used as an artists studio as it has great light but could also be used for vehicles and a large workshop area.

## Patio

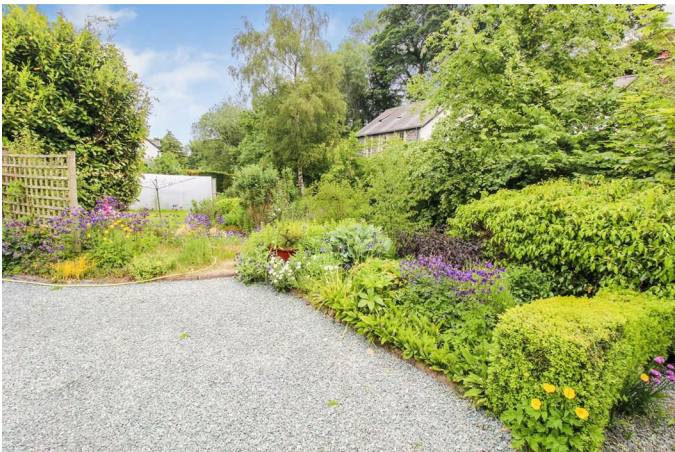


To the rear of the property there is an Indian stone patio with a stream running along the boundary giving access to a lovely summerhouse. There are well stocked planted flower beds and borders. The gardens lead down to further shrubbed and lawned areas with polytunnel and raised vegetable beds and numerous fruit trees and bushes. The garden is a superb size and offers great scope for those keen gardeners or those wanting a lot of space for family and children.

## Gardens



## Additional Photo...



## Additional Photo....



## Additional Photo.....



## Additional Photo.....



## Additional Information from the Vendor



The vendor has informed us that there are fully functional solar panels at the property serving both the house and the annexe. These provide virtually all of the electricity to the property during daylight hours. They stated that they were too late to benefit from any payback, but the panels have still made a lot of difference to reducing their energy bills.

### Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

### Town and Country

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla.com), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

### To Make an Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT. If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

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.

### Tenure/council tax

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

We believe the council tax to be in band G

### Services

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

### Money Laundering

Money Laundering Regulations. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

### Hours Of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

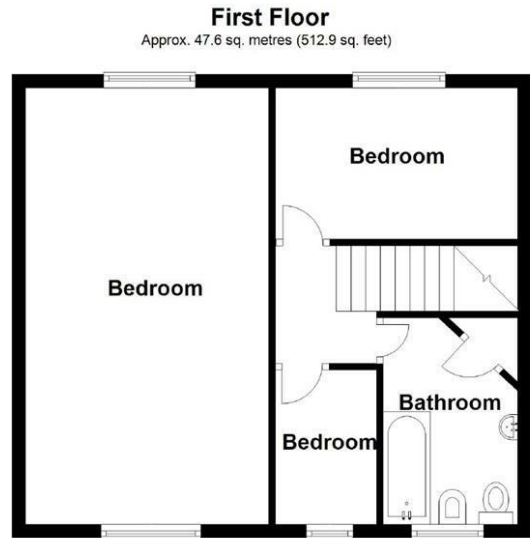
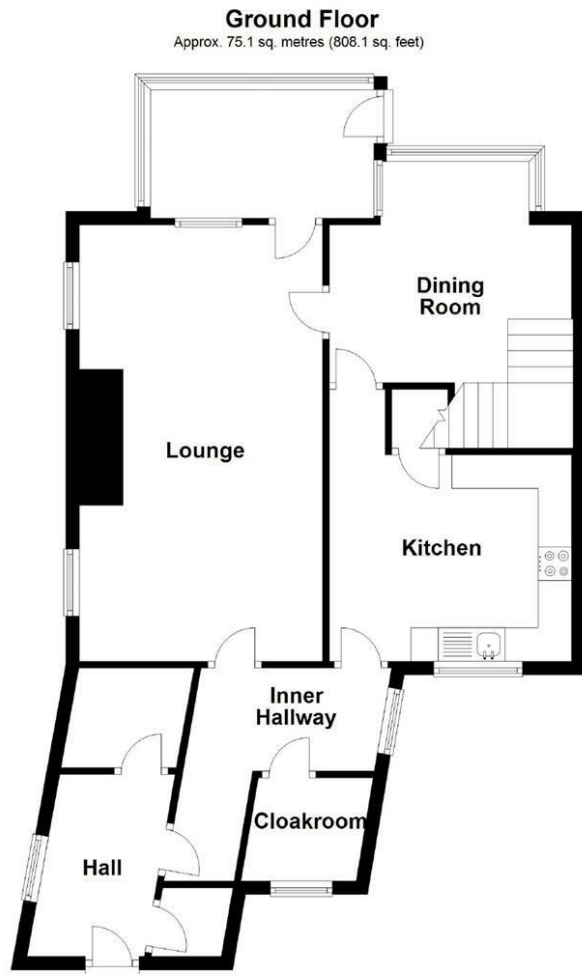
### Additional Information

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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.

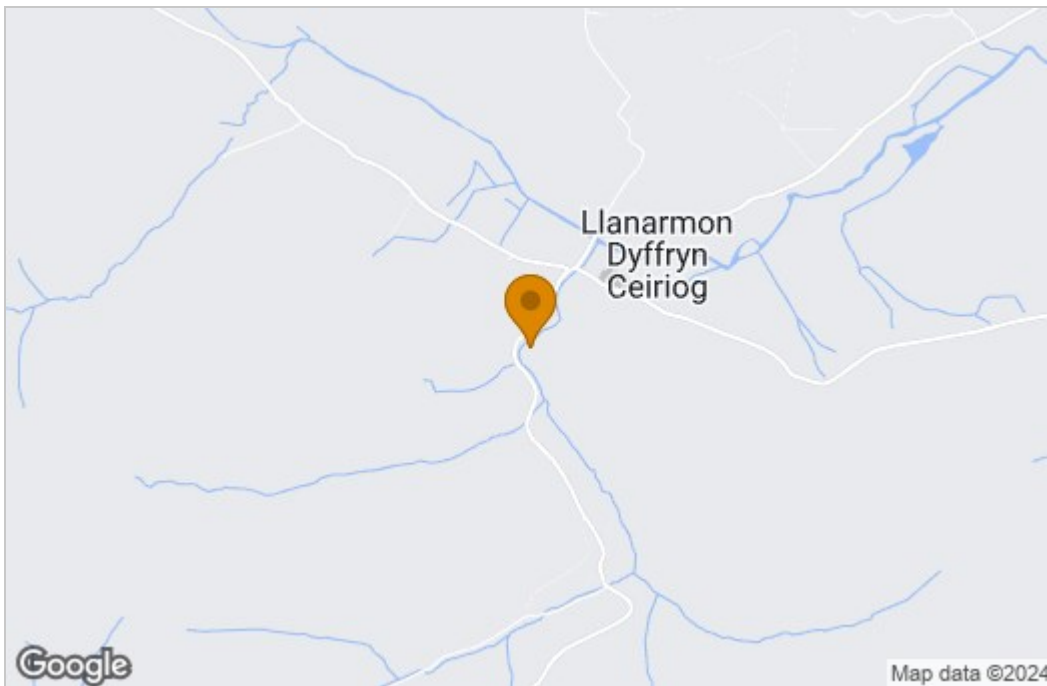
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as 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

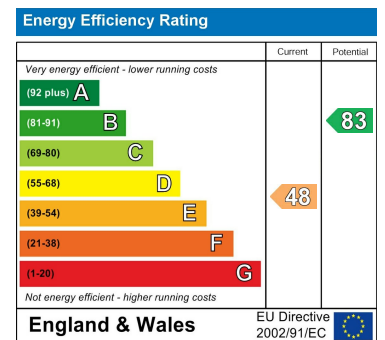


Total area: approx. 122.7 sq. metres (1320.9 sq. feet)

## Area Map



## Energy Efficiency Graph



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