

Town & Country

Estate & Letting Agents



Bryn Gwyn Selattyn Road, Glyn Ceiriog, LL20 7HD

Offers In The Region Of £395,000

Town and Country Oswestry offer this lovely well maintained cottage style property in the heart of the beautiful Ceiriog Valley set in grounds extending to around 1.75 acres. The property offers four bedrooms, lounge, kitchen/ dining room, en suite and a family bathroom. Externally there are gardens and wooded grounds with superb views over the village and valley beyond. There is off road parking for several vehicles along with garaging and outbuildings. Glyn Ceiriog is a pretty village with local amenities whilst larger towns and cities are within easy reach.

Directions

From our Willow Street office proceed out of town, turning right onto Castle Street then left onto Beatrice Street, proceeding onto Gobowen Road and out of town towards the Oswestry bypass. Travel towards Chirk, taking the second exit towards Chirk at the Gledrid roundabout. Continue along and up the hill, round the left hand bend into Chirk and immediately turn left onto the B4500 Castle Road, signposted Ceiriog Valley/Glyn Ceiriog. Continue along this road for approximately 6 miles until reaching Glyn Ceiriog. On entering the village proceed to the roundabout, take the first exit onto the Selattyn road and then first right just after the bridge, where the property will be seen on the left hand side after approximately 300 metres.

Accommodation Comprises

Hallway

The hallway has a part glazed door to the front, radiator, loft hatch, Fully carpeted. Doors lead to the bathroom, kitchen and the lounge.

Kitchen/ Dining Room 13'4" x 15'7" (4.08m x 4.76m)



The kitchen/ dining room is fitted with a good range of beech base and wall units with work surfaces over, cooker space with stainless steel splashback, laminate flooring, plumbing for a dishwasher, stainless steel one and a half bowl sink with a mixer tap over., part glazed back door, window to the side and a window to rear.

Additional photo



Family Bathroom 8'8" x 7'3" (2.65m x 2.21m)



The family bathroom is fitted with a panel bath with a triton electric shower over and a glass screen, low level w.c., wash hand basin, vinyl flooring, a window to the side and a radiator.

Lounge 12'2" x 9'11" (3.73m x 3.04m)



The bright lounge has two windows to the front, radiator and feature log burning stove on flagged hearth with brick backing. A door leads through to the inner hallway.

Inner Hallway

The inner hallway leads to the bedrooms.

Bedroom One 11'6" x 8'5" (3.52m x 2.58m)



The main bedroom has a window to rear, radiator, fully carpeted with a door leading to the en-suite bathroom.

En suite Bathroom 7'11" x 6'9" (2.43m x 2.08m)



The en suite is fitted with panel bath with a mixer tap and shower head over with a glass screen, wash hand basin, low level w.c., two windows to the rear, vinyl flooring, part tiled walls, loft hatch, heated towel rail and a wall heater.

Bedroom Two 10'11" x 8'3" (3.35m x 2.53m)



The second bedroom has a window to the rear, laminate flooring and a radiator.

Bedroom Three 10'1" x 6'8" (3.08m x 2.04m)



The third bedroom has a window to the front, radiator and laminate flooring.

Bedroom Four 10'0" x 7'8" (3.06m x 2.34m)



The fourth bedroom has a window to the front, radiator and laminate flooring.

To The Outside

The property is accessed from the lane up a gravelled driveway that leads up to the property. There is a garage and offroad parking for several vehicles. A gate off the drive gives access to the gardens.

Gardens



The gardens are a good size and overlook the village and river below. There are lawned and

shrubbed gardens running along the front with fencing leading down to further terraced gardens. To the side of the property there is lovely South facing covered area ideal for sitting out and entertaining. The gardens extend to the side with a Brick built summerhouse with w.c., and plumbing for a washing machine. There are two sheds behind the garage both having power and internet making them ideal for home working.

Additional Photo



Additional Photo



Grounds



The grounds that are included lie to the top side of

the property and have two access lanes leading to the top where the land levels out. The area is wooded with rock outcrops and beautiful elevated views across the valley. The level area at the top is a great area for barbecues and entertaining having a greenhouse, storage area and a caravan.

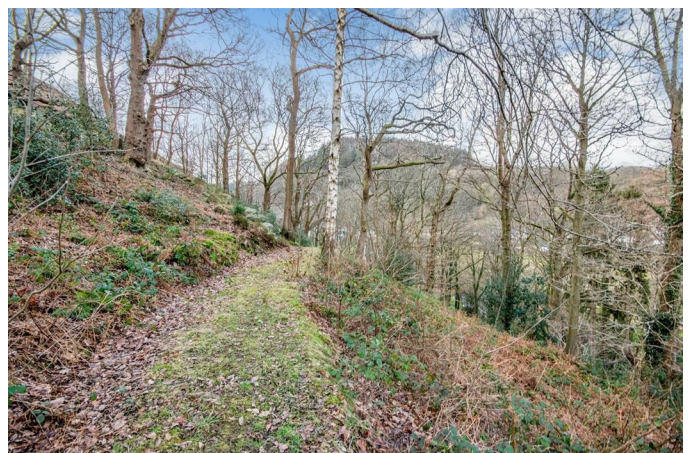
The Woodland



Additional Photo



Additional Photo



Lanes Up To The Grounds



Additional Photo



Additional Photo

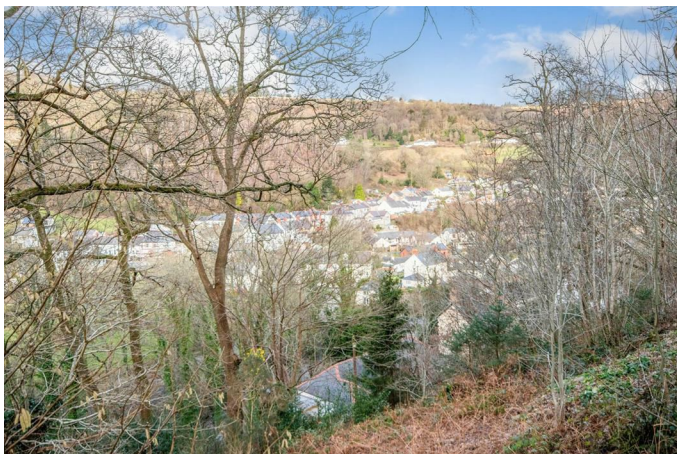


Location



The property is located in a stunning position with the sought after Ceiriog Valley.

Views From The Grounds



Summer Photos



Additional Photo



The owners have provided us with some garden photos taken during the Summer months.

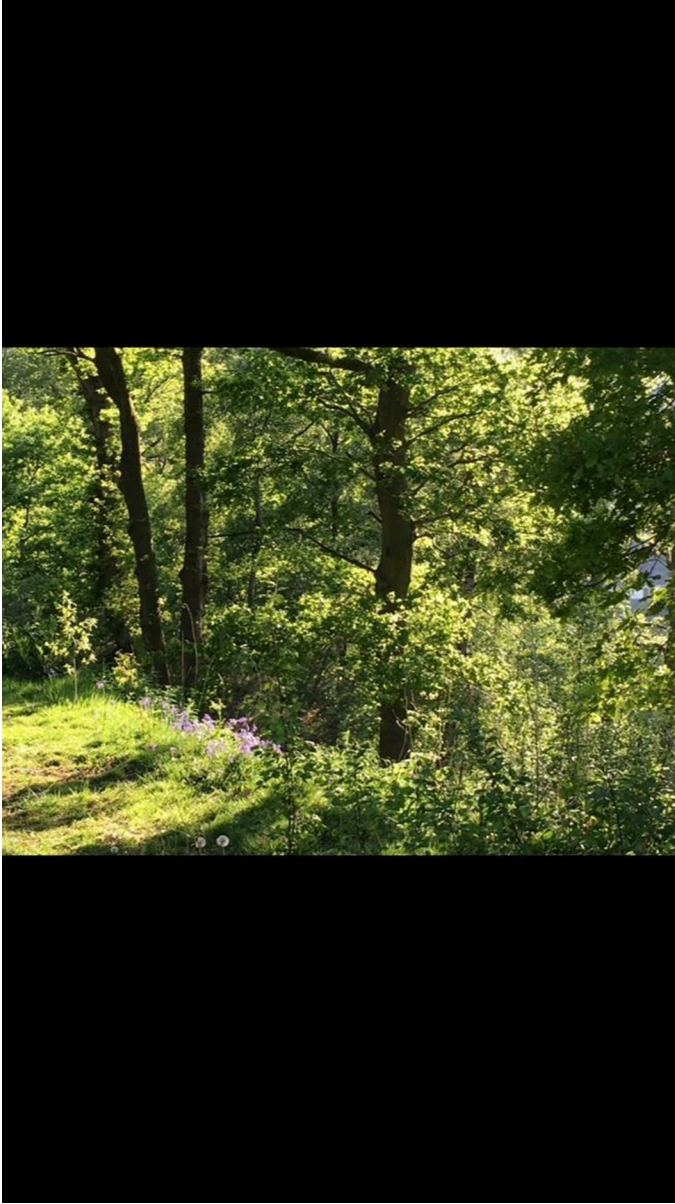
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Additional Photo



Additional Photo



Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, [Zoopla](http://Zoopla.com), Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

To Make an Offer

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.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Tenure/Council Tax

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

The Council tax is payable to Wrexham Country Council and we believe the property to be in Band D.

Services

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

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 4.00pm

Additional Information

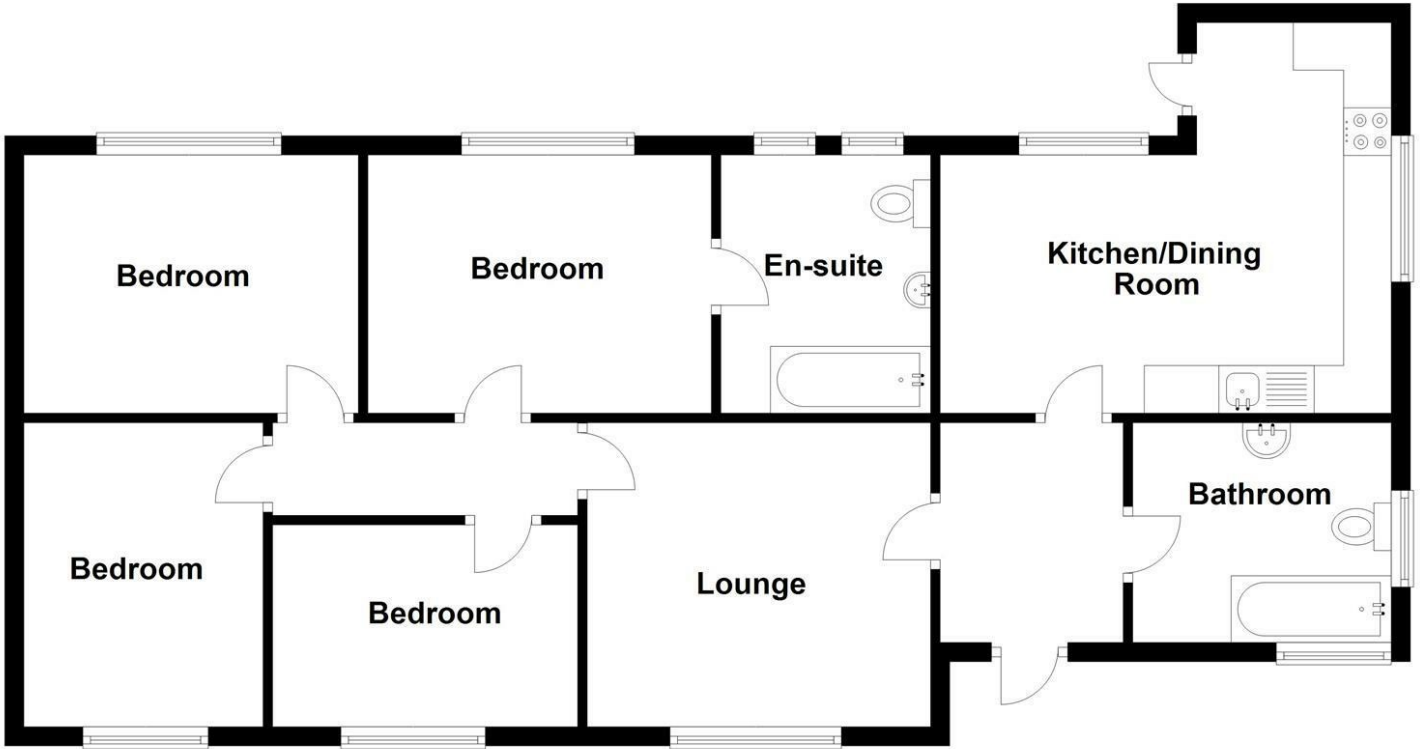
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended 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

Ground Floor

Approx. 84.4 sq. metres (908.5 sq. feet)

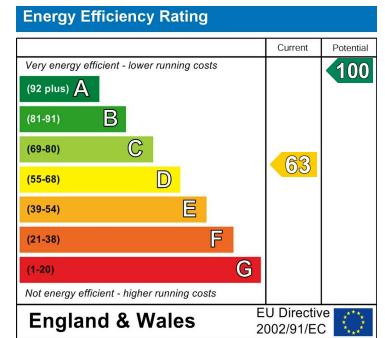


Total area: approx. 84.4 sq. metres (908.5 sq. feet)

Area Map



Energy Efficiency Graph



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