

Town & Country

Estate & Letting Agents



16 Erw Wladys, Glyn Ceiriog, LL20 7DW

Offers In The Region Of £199,950

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this spacious semi detached family home located in a pleasant position on the outskirts of the pretty village of Glyn Ceiriog in the heart of the stunning Ceiriog Valley. The property has three bedrooms, two reception rooms, kitchen, bathroom and porch. To the outside there is driveway parking and a garage. The rear gardens are a particular feature of this property being well tended and planted with a large selection of plants and shrubs. The elevated views to the rear look over the Ceiriog Valley and the mountains beyond. A superb property in a great location!!

Directions

From Oswestry join the A5 travelling towards Wrexham. Upon reaching the Gledrid roundabout take the second exit towards Chirk. Proceed up the hill into Chirk and turn left opposite the church onto the B4500 Castle Road, towards Glyn Ceiriog. Continue on this road for approximately 6 miles, passing through the villages of Pontfadog and Dolywern, until reaching Glyn Ceiriog. Upon entering the village proceed to the roundabout and turn right onto High Street. Proceed up High Street where the property will be seen on the right hand side, identified by our For Sale board at the far end of the village.

Porch



The porch has tiled flooring an arch leading to the hallway and a door to the front.

Hall

Having tiled flooring, stairs off to the first floor and a door leading to the lounge.

Lounge 12'0" x 18'9" (3.67m x 5.74m)



The bright lounge has a window to the front, radiator, wood flooring, patio doors to the rear overlooking the garden and the views beyond, coved ceiling, inset brick fireplace with electric fire and a TV Point. A door leads through to the kitchen.

Additional Photo



Kitchen 12'8" x 8'5" (3.88m x 2.57m)



The kitchen has a window to the rear with great views, tiled flooring and part tiled walls. Fitted with a good range of base and wall units with work surfaces over, one and a half bowl sink and a mixer tap over, cooker point, space for a fridge and plumbing for washing machine. An archway leads through to the dining room and a door leads to the rear hall.

Dining Room 9'11" x 12'2" (3.04m x 3.71m)



The dining room has a window to the front and a radiator.

Additional Photo



Rear Hall

Having a door to the garage and window to side. There is a cloakroom off with tiled flooring, W/C, wash hand basin, window to the side and a radiator.

Landing

Having a window to the rear. Airing cupboard off with shelving and separate built in cupboard. Doors lead to the bathroom and the bedrooms.

Bedroom One 11'11" x 12'11" (3.65m x 3.95m)



A good sized double bedroom with a window to the front, built in wardrobe, picture rail and a radiator.

Bedroom Two 12'1" 9'4" (3.70m 2.86m)



The second double bedroom has a window to the front and the side. With built in wardrobe, picture rail and a radiator

Bedroom Three 8'11" x 9'2" (2.73m x 2.80m)



The third bedroom has a radiator and a window to the rear with superb views.

Bathroom



The bathroom has a window to the rear, vinyl flooring, fully tiled walls, shower cubicle with a mains powered shower, W/C and wash hand basin on a vanity unit with a mixer tap over.

Garage 10'6" x 19'4" (3.22m x 5.91m)

The garage has a window to the side and a door to the rear. Wormglow oil boiler, electric sectioned up and over door. and a tap.

Front Garden



To the front there is a block paved driveway leading to the garage. There is a pretty shrubbed garden with an ornamental pond and low walling.

Rear Garden



The rear garden is another great feature of this property having a brick paved patio with fantastic far reaching views. Pathways lead through the garden with well stocked flower beds and planted borders. There is also a greenhouse and shed along with a further block paved patio area the bottom ideal for entertaining. The gardens are fully fenced making them very secure.

Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



Views From The Rear



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, 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 C.

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.

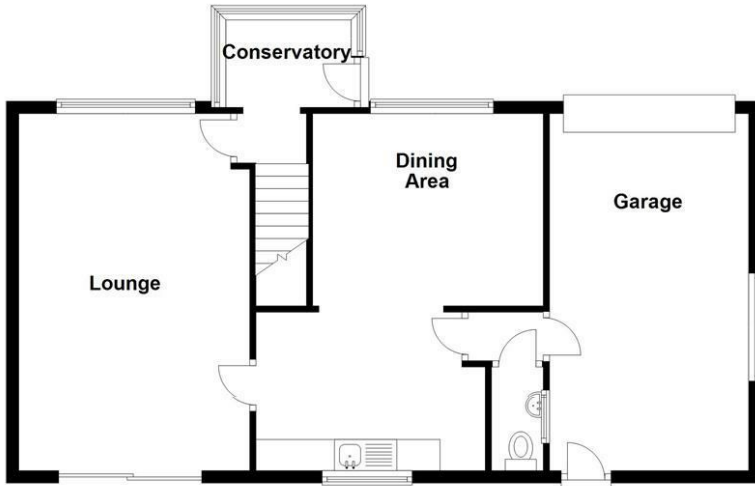
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do

not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must 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

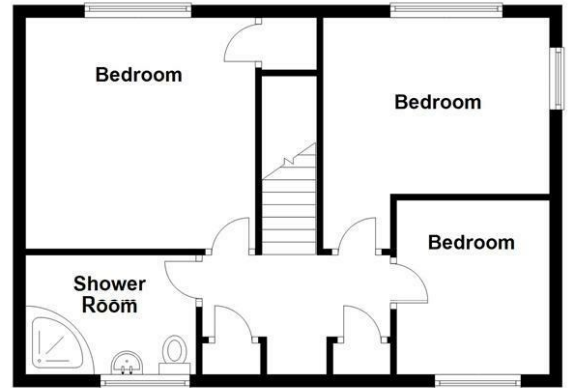
Ground Floor

Approx. 69.8 sq. metres (751.2 sq. feet)



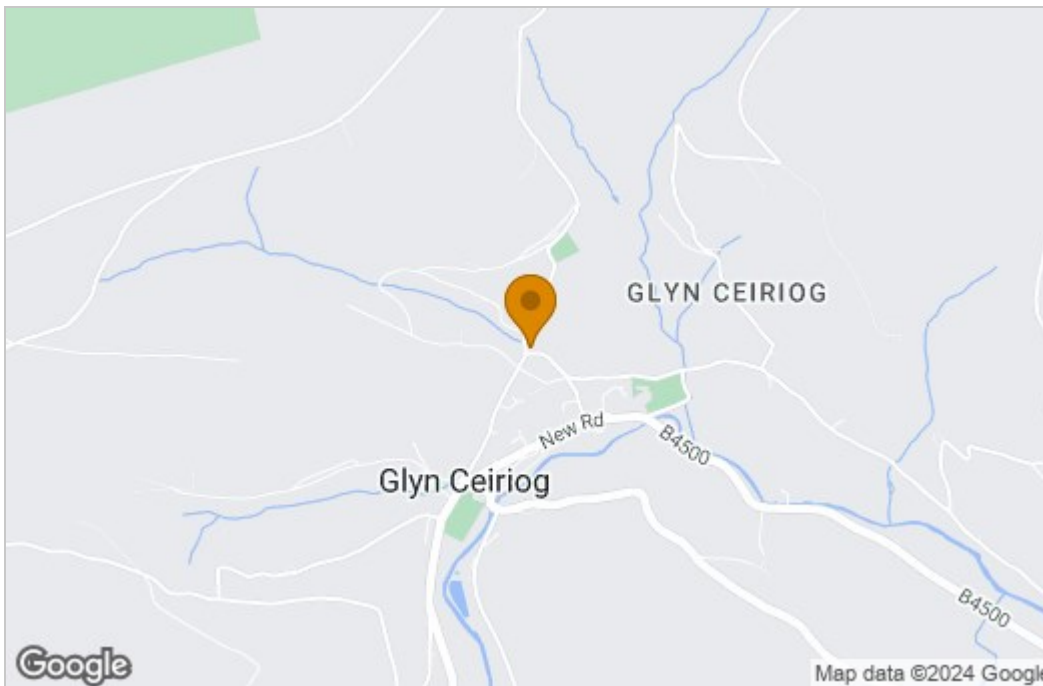
First Floor

Approx. 49.0 sq. metres (527.2 sq. feet)

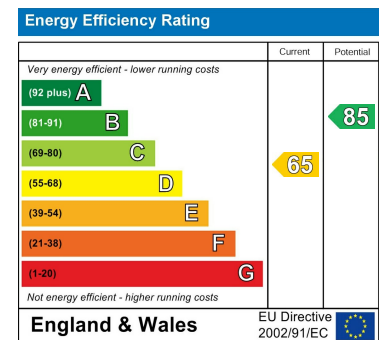


Total area: approx. 118.8 sq. metres (1278.4 sq. feet)

Area Map



Energy Efficiency Graph



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