

Town & Country

Estate & Letting Agents



1 Glanffrwd Terrace, Glyn Ceiriog, LL20 7HL

Offers In The Region Of £310,000

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this truly delightful country cottage home set in a stunning location bordering the river Ceiriog in the heart of the Ceiriog Valley. The property is ideal for those wanting a tranquil location with lots of space outside to relax and unwind whilst taking in the beautiful scenery and location. The property offers bright, character accommodation with a log burning stove, beamed ceilings and spacious living accommodation. There are three bedrooms to the first floor with every room being immaculately presented. Parking for numerous cars is available along with a very versatile garden room. Glyn Ceiriog offers daily amenities with good road links to larger towns and cities. LOCATION, LOCATION, 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 along until observing Theo Davies joiners on the left hand side. Turn left here passing the small car park. Follow the lane around where the property will be found at the end of the lane.

Accommodation Comprises:



Porch

The porch has windows to the front and part glazed door to the front with luxury vinyl tiled flooring. A part glazed door leads into the lounge.

Lounge 12'8" x 10'0" (3.87m x 3.05m)



The bright lounge features a multi fuel log burning stove inset with an oak beam over and a slate hearth. Having a window to the front, the original beamed ceiling, radiator and door leading through to the inner hall.

Inner Hall

With stairs to the first floor and door to the kitchen/dining room and wood flooring.

Kitchen/Dining/Family Room 13'4" x 17'6" (4.07m x 5.35m)



A real heart of the home and an ideal space for entertaining. The kitchen is fitted with a good range of base and wall units with solid worktops over and matching upstands, one and a half bowl sink with a mixer tap over, eye level double oven and induction hob. There is plumbing for a dishwasher, vinyl flooring and spotlights. A glazed door leads through to the utility and a window looks out onto the garden.

Additional Photo



Dining/ Family Area

The dining/ family area has the original beamed ceiling, fireplace provision with a brick surround, vinyl flooring, wall lights and a useful under stairs cupboard.

Utility 5'9" x 5'8" (1.76m x 1.74m)

A useful space having tiled flooring, plumbing for a washing machine and space for a tumble drier, having a window to the rear, stable door to the side leading out to the garden and a door to the bathroom.

Bathroom

The modern bathroom is fitted with a three piece suite comprising a panelled bath with a mixer tap and shower head, low level W/C and wash hand basin with a mixer tap over, tiled flooring, part tiled walls, radiator and shaver light and point.

First Floor Landing

Having a window to the side overlooking the garden, radiator, loft hatch, airing cupboard off with shelving and doors leading to the bedrooms and the first floor shower room.

Bedroom One 9'10" x 12'7" (3.02m x 3.86m)



A good sized double bedroom having a window to the front, high ceilings, radiator, luxury vinyl tile flooring, a built in cupboard and storage.

Bedroom Two 13'1" x 13'2" (4.00m x 4.02m)



Another good sized L-shaped double bedroom having a window overlooking the rear garden, radiator and luxury vinyl tiled flooring.

Bedroom Three 9'10" x 6'10" (3.00m x 2.10m)

The third bedroom is currently used as a dressing room and store having a Velux window to the rear, high level storage cupboards, radiator and a built-in cupboard.

Shower Room



The modern shower room is fitted with a low level W/C, and a combined wash hand basin with a mixer tap over, walk in double shower cubicle with mains shower unit with two shower heads, tiled flooring, heated towel rail and a window to the side.

Parking

The property is accessed via double gates that lead onto the slate parking area which provides ample spaces for a number of cars.

Garden



The garden is another great feature of this lovely home having lawned gardens and a large purpose built decked area with lighting and power supply ideal for sitting out and taking in the scenery. There is a further patio area at the end of the garden with brick built barbecue. There is also three sheds offering good storage and an outside hot and cold tap. A walkway leads down to the river and seating area with planted flower beds, a truly beautiful place to sit and unwind.

Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



Summer House 15'2" x 11'2" (4.63m x 3.41m)



The purpose built summer house is a very versatile space and could be adapted for a number of uses such as a home office, studio, playroom or living accommodation having luxury vinyl tiled floor, multi fuel log burner, picture window to the front overlooking the garden, window to the side, being fully insulated with power and lighting. A part glazed door leads out onto the decking. Hard wired for WiFi.

Additional Photo



Location



Please note cottage comes with fishing rights.

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, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.30pm
Saturday: 9.00am to 4.00pm

To Book a Viewing

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

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.

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 B.

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.

Additional Information

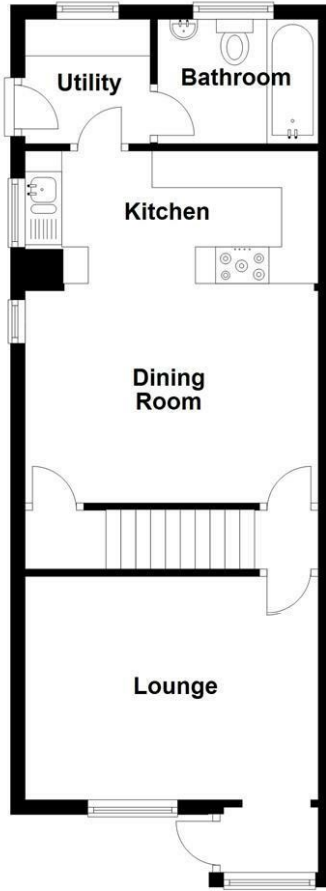
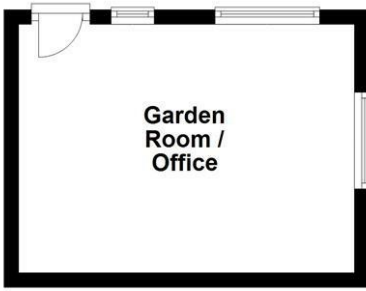
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

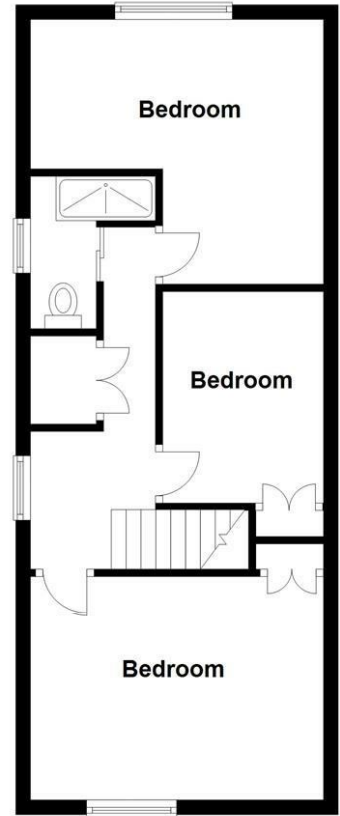
Ground Floor

Approx. 59.5 sq. metres (640.2 sq. feet)



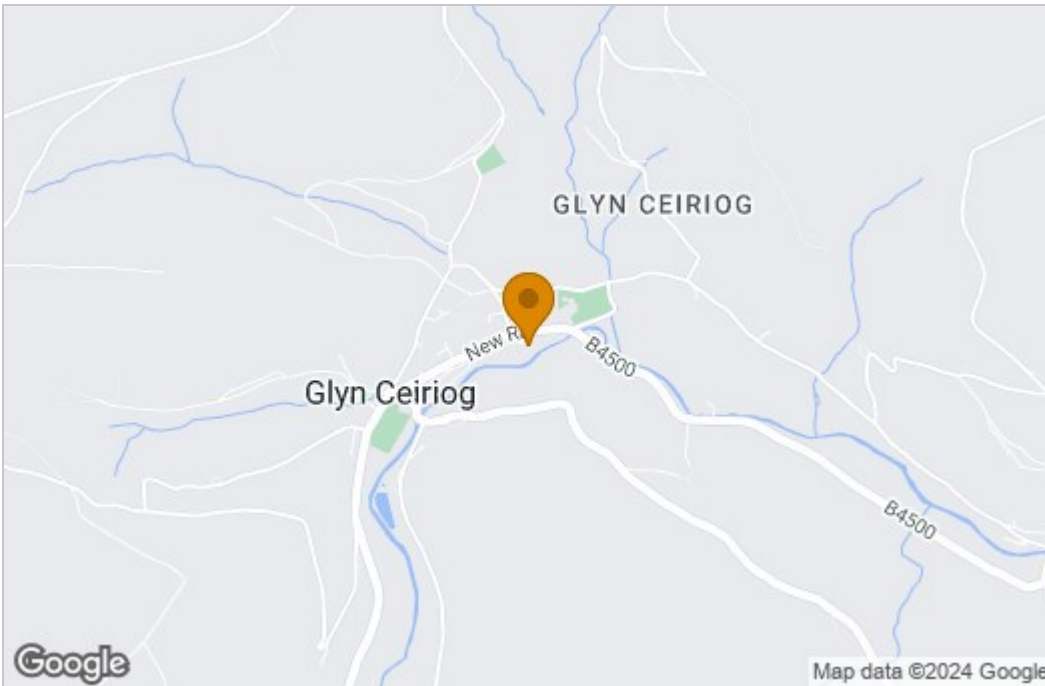
First Floor

Approx. 42.6 sq. metres (458.7 sq. feet)



Total area: approx. 102.1 sq. metres (1099.0 sq. feet)

Area Map



Energy Efficiency Graph

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

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