

Town & Country

Estate & Letting Agents



, Glyn Ceiriog, LL20 7EY

£229,000

Town and Country are delighted to offer to the market this THREE BEDROOM PROPERTY WITH SHOP situated in the heart of the Ceiriog Valley in the village of Glyn Ceiriog. Requiring some modernisation, this property offers a fantastic potential for development into a large family home or as a home and business premises.

Directions

Accommodation Comprises:

Shop 13'10" x 27'7" (4.21 x 8.42)



Shop frontage with central glazed entrance door and two large windows.

Additional Photograph



Store 7'8" x 9'0" (2.34 x 2.75)

Having a window to the side and a tiled floor.

Ground Floor Bedroom 8'4" x 13'6" (2.54 x 4.12)

Having a window to the side, beamed ceiling, alcove cupboards and a radiator.

Study 7'8" x 9'8" (2.33 x 2.95)

Having a window to the side.

Kitchen/Dining Room 13'8" x 17'9" (4.17 x 5.40)



Having two windows to the rear, this L shaped room is fitted with a range of base and wall units with work surfaces over, plumbing for dishwasher, double bowl sink with mixer tsp, Rayburn range cooker, Space for an oven, part tiled walls and vinyl flooring, breakfast bar and a door through to the conservatory.

Kitchen



Dining Room



Pantry

Accessed via the kitchen, this useful spaces has a window to the side, shelving and a quarry tiled floor.

Conservatory 15'6" x 8'7" (4.72 x 2.62)

Having a low brick wall and uPVC frame, tiled floor and French doors opening onto the garden.

Landing

Having a window to the rear and a radiator.

Cloakroom

Having a window to the rear.

Bedroom 13'1" x 12'8" (3.99 x 3.87)

Having a window to the front and a radiator.

First Floor Lounge 13'7" x 13'4" (4.13 x 4.06)



Having a window to the front and a bay window to the side this room has a cast iron open fireplace with a marble surround and alcove shelving.

Lounge



Bedroom 7'8" x 9'11" (2.34 x 3.01)



Having a window to the side and a radiator.

Bedroom 6'8" x 13'5" (2.04 x 4.10)

Having a window to the side and airing cupboard off with shelving.

Bathroom

Having a window to the side and fitted with a panelled bath with Triton shower over, a wash hand basin, radiator and part tiled walls.

To the Side of the Property

To the side of the property there is a gravelled, gated area providing parking for 2 vehicles, a gate leads through to the rear garden.

Rear Garden



The rear garden is mainly laid to lawn and planted with some shrubs and is enclosed by hedging and fencing. The rear of the property overlooks the local Rugby field.

Side Elevation



Views to the Rear



Semi Rural Location



The property

This is a part domestic, part commercial property.

Hours of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

To View a Property

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

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.

Money Laundering Regulations

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.

Town and Country Services

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, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

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.

Tenure/Council tax

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

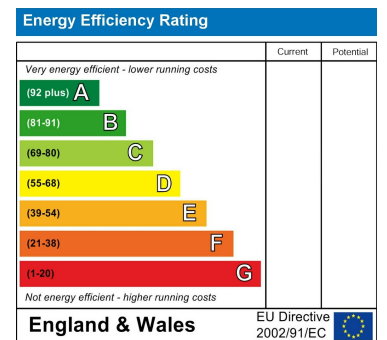
We believe the council tax band to be C - purchasers must make their own enquiries.

Floor Plan

Area Map



Energy Efficiency Graph



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