

Town & Country

Estate & Letting Agents



Is Y Bryn , Sarnau, LL23 7LG

Offers In The Region Of £495,000

Town and Country Oswestry offer this truly beautiful, well presented detached character family home set in a quiet, tucked away position with far reaching views in the pretty hamlet of Sarnau near to the popular market town of Bala. The property offers well laid out, bright, spacious rooms offering three/ four bedrooms, large living accommodation, fantastic open plan kitchen/dining/family room, utility and two bathrooms. Externally the gardens wrap around the property with extensive gated parking, garage and fantastic views. Sarnau is a short drive from Bala and around 15 minutes from the popular Llangollen town offering every day amenities.

Directions

From Oswestry proceed out of town and follow the signs for Llangollen. Proceed along into the town and follow the signs for Corwen. Proceed through Corwen where the Ifor Williams depot will be seen on the right hand side. Follow this road passing through the traffic lights and follow the signs for Bala. Continue on this road where the road levels out at the top. Take a right signposted Sarnau and then first left where the property will be found in the top right hand corner.

Accommodation Comprises:

Reception Hall 17'3" x 9'8" (5.28m x 2.97m)



The bright, spacious hallway leads off to all the ground floor rooms. A glazed door with glazed side panels lead out to the front and a solid wood staircase leads to the first floor. Having a radiator, wall lighting and coved ceiling.

Boot Room

A very versatile space with a window to the front, coats hooks, shelving and a radiator.

Lounge 20'0" 14'7" (6.10m 4.45m)



A bright, spacious room with windows to all sides two have far reaching views over the Welsh Countryside. Having a feature log burning stove on a tiled hearth with an oak beam over, TV aerial point and wall lighting.

Bedroom Four / Study 13'3" x 9'10" (4.06m x 3.00m)



A very versatile room ideal as a second reception room or as a ground floor double bedroom. Having French doors opening onto the rear garden with stunning views, coved ceiling and a radiator.

Open Plan Family Room / Kitchen 20'6" (max) x 29'11" (overall) (6.25m (max) x 9.12m (overall))



A fantastic feature of this property is the generous, bright family/ kitchen/ dining room which enjoys views across the garden and over the stunning countryside looking out from the two sets of French doors. The kitchen comprises a range of base and wall shaker units in gloss cream with contrasting granite work surfaces over. Having inset one and a half bowl ceramic sink with a mixer tap and glass splashback, an eye level 'AEG' oven and separate microwave, inset four ring 'Neff' ceramic hob with integrated extractor fan over, integrated fridge freezer and dishwasher. With matching quartz central island having cupboards, wine rack and storage beneath, tiled flooring throughout, a focal brick chimney breast with an inset oil fired Stanley with twin hotplate and oven - providing central heating. coved ceilings, TV point and panelled radiator.

Additional Photo



Additional Photo



Additional Photo



Utility Room 13'8" x 7'4" (4.17m x 2.24m)



The spacious utility room is fitted with an extensive range of units with a gloss effect finish to the fronts and contrasting work surfaces, inset single sink with mixer tap and a tiled surround, plumbing for a washing machine and space for a tumble drier. With tiled flooring, glazed door to the rear leading to the garden and integral door to the garage and a radiator.

Cloakroom

The cloakroom is fitted with a wash hand basin and low level W/C, having tiled flooring, window to the side and a radiator.

First Floor Landing



The first floor galleried landing is another superb space having a window to the front, radiator and doors leading to the bedrooms and the bathroom.

Inner Hall

Having two large walk in airing cupboards, perfect for storage with shelving, roof light, loft hatch and a radiator.

Bedroom One 14'6" x 12'11" (4.42m x 3.96m)



A fantastic double bedroom with windows to the front and side with great views, a range of fitted wardrobes and a door leading to the storage area / walk in wardrobe. A door also leads through to the en suite.

Storage Area / Walk In Wardrobe

A useful area currently being used as storage but has scope for a number of uses.

Ensuite Bathroom 10'9" x 6'5" (3.28m x 1.96m)



The beautifully appointed en suite has a white suite comprising a walk in jacuzzi double shower with two shower heads, low level W/C, twin wash hand basin and mixer tap on a modern wall hung vanity, heated towel rail, tiled walls and flooring.

Bedroom Two 20'0" x 10'9" (6.10m x 3.28m)



Another large double bedroom with windows to the side and the rear with amazing views of the countryside with radiator. The room is large enough to accommodate two bedrooms if a purchaser required further bedroom space.

Bedroom Three 12'11" x 9'3" (3.96m x 2.84m)



The third double bedroom has a window to the rear again with fantastic views, built in double door wardrobe with hanging rail and a radiator.

Bathroom 10'9" x 6'5" (3.28m x 1.98m)



The luxurious family bathroom comprises a walk in double shower with jacuzzi jets and two shower heads, wash hand basin on a wall hung vanity with

a mixer tap over, low level W/C, part tiled walls, rural views, tiled flooring and a radiator.

To The Outside



The property is situated on a small cul-de-sac surround with double iron gates heading onto the driveway giving access to the property. The extensive driveway offers ample parking for numerous vehicles and leads to the adjoining garage and down to the property.

Garage 18'0" x 10'11" (5.51 x 3.35m)

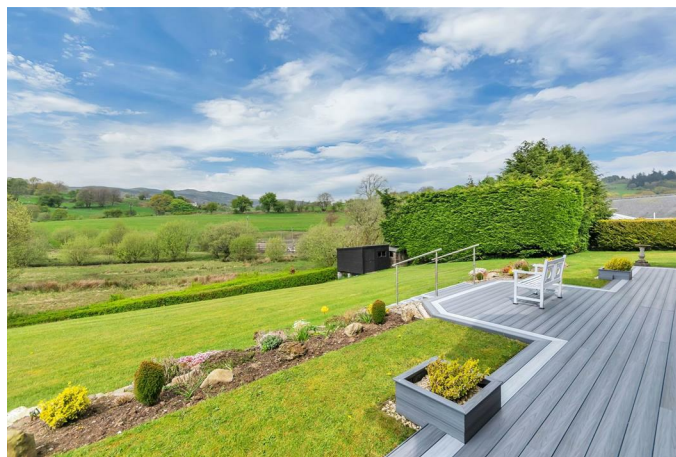
Integral double garage with up and over door to the front, power and lighting, window to the rear, access to a useful storage space via a loft hatch and built in workbench and storage.

Rear & Side Gardens



The large gardens wrap around the property with well tended lawned and shrubbed gardens with stone wall boundary to the front. There is a large decked area across the rear of the property that takes in the stunning rural views along with a purpose built storage shed. An absolutely lovely place to relax and entertain whilst enjoying the location and setting of this superb property.

Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



Location



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 Gwynedd Country Council and we believe the property to be in Band G.

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 most satisfy themselves by inspection or otherwise as to

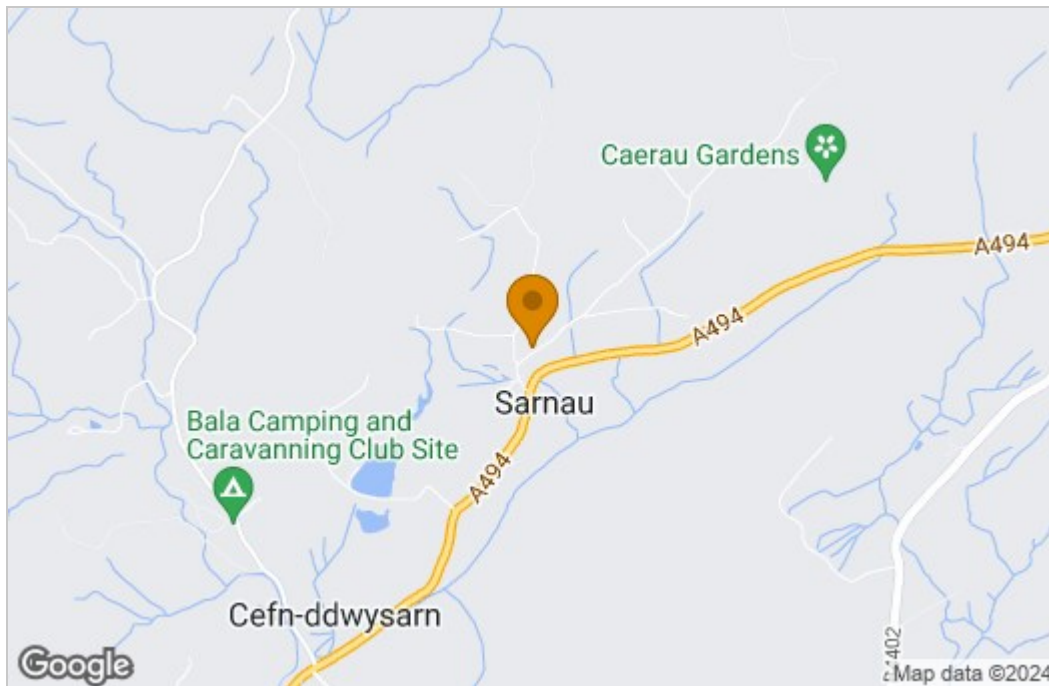
their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

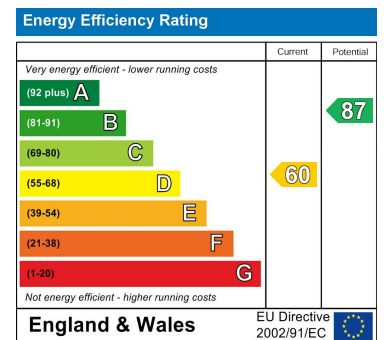


Total area: approx. 225.4 sq. metres (2426.0 sq. feet)

Area Map



Energy Efficiency Graph



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