

Town & Country

Estate & Letting Agents



6 Cambrian Terrace, Llangollen, LL20 7NH

Offers In The Region Of £165,000

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this recently renovated three bedroom end terrace cottage set in an elevated position with beautiful views in the heart of the stunning Ceiriog Valley. The property has undergone an extensive scheme of development to create a wonderful, spacious family home with a good sized garden and modern interior. Located just on the outskirts of Glyn Ceiriog, all amenities are within easy reach including a primary school, shop, public houses and good rad links. A MUST SEE PROPERTY TO APPRECIATE THE LOCATION AND CONDITION OF THIS LOVELY COTTAGE.

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 second exit onto the Llanarmon road and then second right onto Nantyr Road, where the property will be seen on the right hand side at the top of the hill set back from the road.

Overview

The property has undergone an extensive scheme of renovation to create a wonderful, bright and spacious country home. Having three bedrooms, two reception rooms, modern kitchen and bathroom along with good sized gardens and absolutely wonderful rural views. In immaculate condition throughout, this property is ideal for those looking for a rural escape.

Accommodation Comprises

Dining/ Family Room 13'3" x 9'10" (4.06m x 3.02m)



The dining room is a very versatile space having a window to the rear, part glazed door to the rear, radiator and an archway through to the kitchen. A door leads through to the lounge.

Additional Photo



Kitchen 9'5" x 6'6" (2.88m x 2.00m)



The kitchen is fitted with a range of modern units with contrasting work surfaces over, a window to the front with great views, plumbing for a washing machine, stainless steel sink with a mixer tap over, part tiled walls, electric oven, ceramic hob, chimney style extractor fan, Warmflow oil fired boiler and tiled flooring.

Living Room 13'4" x 11'10" (4.07m x 3.62m)



The bright living room has a window to the front overlooking the garden and views, a part glazed door leading to the garden, radiator, stairs leading off to the first floor and a fireplace provision with an oak beam over.

Additional Photo



First Floor Landing

The first floor landing has a window to the side and a loft hatch. Doors lead to the bedrooms and the bathroom.

Bedroom One 11'11" x 10'7" (3.64m x 3.24m)



Bedroom one is a good sized double having a recessed area for a wardrobe, radiator and a window to the front with fantastic views over the hills.

Bedroom Two 9'8" x 6'8" (2.95m x 2.04m)



The second bedroom has a radiator and a window to the front with far reaching views.

Bedroom Three 10'0" x 6'7" (3.06m x 2.02m)



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

Family Bathroom



The modern bathroom is fitted with a panelled bath with a mixer tap over and shower head, low level w.c., wash hand basin with a mixer tap over, vinyl flooring, a window to the rear, part tiled walls, radiator and a built in airing cupboard housing the hot water tank.

To The Outside



The property is accessed along a shared path that leads down to the house. Being the last house it is

possible to gate the garden off. There is a brick built outhouse and gravelled seating area. A pathway leads to the garden at the rear which is a good size and enjoys stunning views over the Ceiriog Valley and hills beyond. The garden extends around to the front with a patio area and further lawned gardens with fence and hedge boundaries.

Additional Photo



Additional Photo



Additional Photo



Views From The Property



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.

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/leasehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council/Powys County Council/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 2.00pm

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.

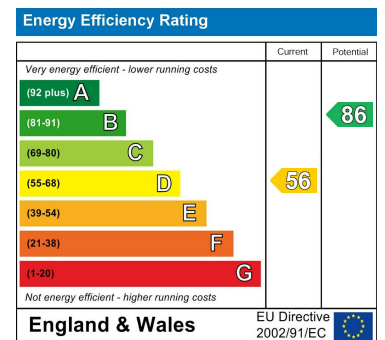
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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

Area Map



Energy Efficiency Graph



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