

Town & Country

Estate & Letting Agents



Trem Y Glog , Llanarmon Dyffryn Ceiriog, LL20 7LD

Offers In The Region Of £385,000

Nestled in the picturesque village of Llanarmon Dyffryn Ceiriog at the head of the Ceiriog Valley, this charming individually designed detached bungalow offers a delightful blend of comfort and space. Spanning an impressive 1,518 square feet, the property boasts two well-proportioned reception rooms, providing ample space for both relaxation and entertaining. The bungalow features three inviting bedrooms, perfect for families or those seeking a peaceful retreat. The layout is thoughtfully designed to ensure a harmonious flow throughout the home, making it ideal for both everyday living and special occasions. Surrounded by the stunning natural beauty of the Welsh countryside, this property not only offers a serene living environment but also the opportunity to enjoy outdoor pursuits and local amenities. With its spacious, bright interiors and tranquil setting, this bungalow is a rare find in Llanarmon Dyffryn Ceiriog, making it an excellent choice for anyone looking to settle in this charming area. Whether you are a growing family, or seeking a peaceful retirement home, this property is sure to meet your needs and exceed your expectations.

Directions

Wrexham, at the Gledrid roundabout take the second exit signposted Chirk and proceed until reaching the village. Follow the road through the village turning left opposite the church onto Castle Road (B4500). Continue along this road for approximately 11 miles passing through the villages of Pontfadog, Dolywern, Glyn Ceiriog, Pandy and Tregeiriog. On entering the village of Llanarmon D.C. Bear right just after the West Arms Hotel where the property will be seen on the left hand side after approximately 100 metres identified by our for sale board.

Property Overview

The property is a substantial, architectural designed building dating back to the 1960's. It's design and style attracted a lot of media interest back in the day and was featured in publications across the country for its innovative and ground breaking design. Located at the heart of the truly stunning Ceiriog Valley, the property enjoys open far reaching scenery to both the front and the rear.

Location

Llanarmon D.C. is a very welcoming village having two public houses and a small village school along with a church and village hall/ community hub. The location lends itself to various outdoor activities including walking and cycling, whilst the nature on the door step is fantastic for avid bird and wild life watchers. The river Ceiriog also runs through the village for those who like to fish or water based activities.

Accommodation

Hallway 7'8" x 7'7" (2.36m x 2.32m)



The hallway has a radiator, quarry tiled flooring, lovely exposed stonework and a part glazed door with side panels to the front. A door leads through into the dining room.

Dining Room 16'2" x 10'0" (4.94m x 3.07m)



The spacious dining room is the perfect space to entertain having lots of space to dine and cater for a number of people. There is Karndean wood flooring, exposed painted stonework, a vaulted ceiling, a radiator, a window to the rear overlooking the open fields and The Glog, focal multi fuel burning stove on a slate hearth and double doors leading to the lounge. The dining room opens onto the kitchen making it a sociable space whilst a door leads to the rear hall and the bedrooms.

Additional Photo



Lounge 18'0" x 16'7" (5.50m x 5.08m)



The spacious lounge is a bright and airy space having a square bay window to the front overlooking the garden and mountains beyond, three radiators, vaulted ceiling giving a great feeling of space, Karndean wood flooring, exposed stonework with an open inset fire on a quarry tiled hearth and a large window to the rear overlooking the open fields.

Additional Photo



Additional Photo



Fireplace



Kitchen 15'6" x 9'4" (4.74m x 2.87m)

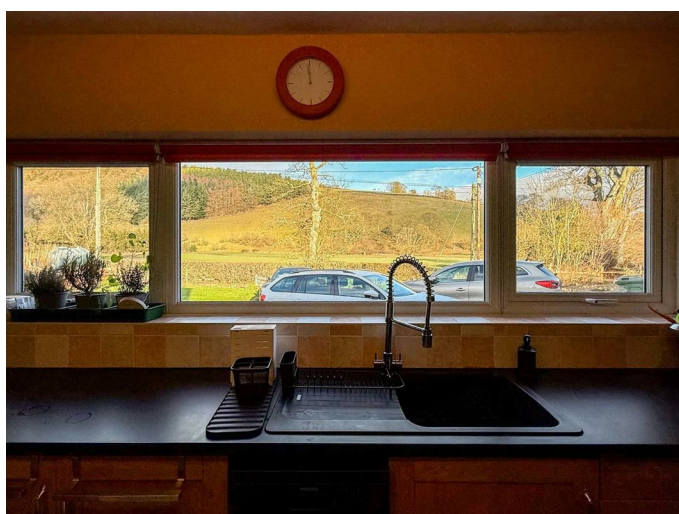


The well appointed kitchen is fitted with a good range of base and wall units in oak with contrasting work surfaces over, a single bowl sink with a mixer tap over situated in front of the window with far reaching views making washing up and food preparation a pleasure, plumbing for a dishwasher, Smeg oven and induction hob (negotiable), extractor fan over, part tiled walls, quarry tiled flooring, radiator, separate small preparation sink and tap, space for an American fridge and a door leading to a great pantry with fitted shelving and a quarry tiled floor. A door leads to the utility and the side lobby.

Additional Photo



View From Kitchen Window



Utility 10'4" x 5'7" (3.15m x 1.71m)

The utility is fitted with base and wall units offering a good degree of storage, a window to the side, stainless steel sink with a mixer tap over, plumbing for a washing machine, space for an upright fridge/freezer and recessed shelving area.

Cloaks and Lobby



The side lobby gives access to the front and the rear gardens with part glazed doors, quarry tiled flooring and a radiator. A door leads to the cloakroom. The cloakroom has a window to the side, low level w.c. with an integrated wash hand basin over with a mixer tap, radiator and quarry tiled flooring.

Rear Hallway



The rear hallway has Karndean wood flooring, a part glazed door out to the garden, large linen cupboard off, access to the loft, a window to the vegetable garden/yard and doors leading to the bedrooms and the shower room.

Bedroom Three 11'6"x 10'5" (3.52mx 3.20m)



The third double bedroom has a radiator, built in wardrobe and a window to the rear with great views.

Family Shower Room



The modern family shower room has a window to the side, tall electric towel rail, radiator, wash hand basin and a low level w.c. on a vanity unit with a mixer tap over, double walk in shower with mains powered shower and two shower heads (one hand held and the other a rain shower), a separate electric shower, tile effect flooring and an extractor fan.

Bedroom Two 11'6" x 9'6" (3.51m x 2.90m)



The second double bedroom has two built in wardrobes, a radiator and a window to the rear with great views.

Bedroom One 15'1" x 11'7" (4.61m x 3.55m)



The first double bedroom is a fantastic size having dual aspect windows to the front and the rear with great views to the rear, radiator and two built in wardrobes offering great storage.

To The Outside



The property is accessed from the lane through two timber five bar farm gates that lead onto the extensive driveway and parking area for several

vehicles. A pathway and canopy porch leads to the front door.

Front Gardens



The gardens are laid to lawn with various planted shrubs and bushes. Gated access to the rear is provided to the right hand side.

Views From The Front



Double Garage 20'4" x 17'10" (6.21m x 5.46m)

The double garage has two windows to the rear, and a recently installed electric up and over sectional garage door. There is also power and lighting installed.

Rear & Side Gardens



To the side of the property there is the recently installed combination oil fired Worcester

combination boiler that serves the heating system and the new radiators. There is also an area for growing vegetables and compost bin with further lawned areas and access to the rear. The rear garden enjoys far reaching views over the open fields making it the perfect place to sit and relax. There is a good sized patio that runs across the rear with a raised flower bed to the boundary. The current owners have also planted various fruit trees including apple, plum and pear at the rear of the property.

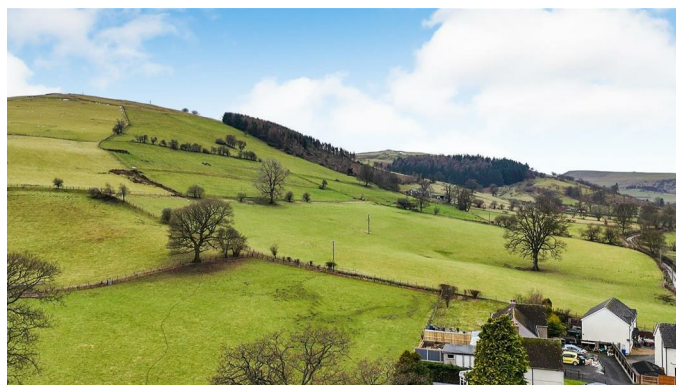
Additional Photo



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Views



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 F.

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

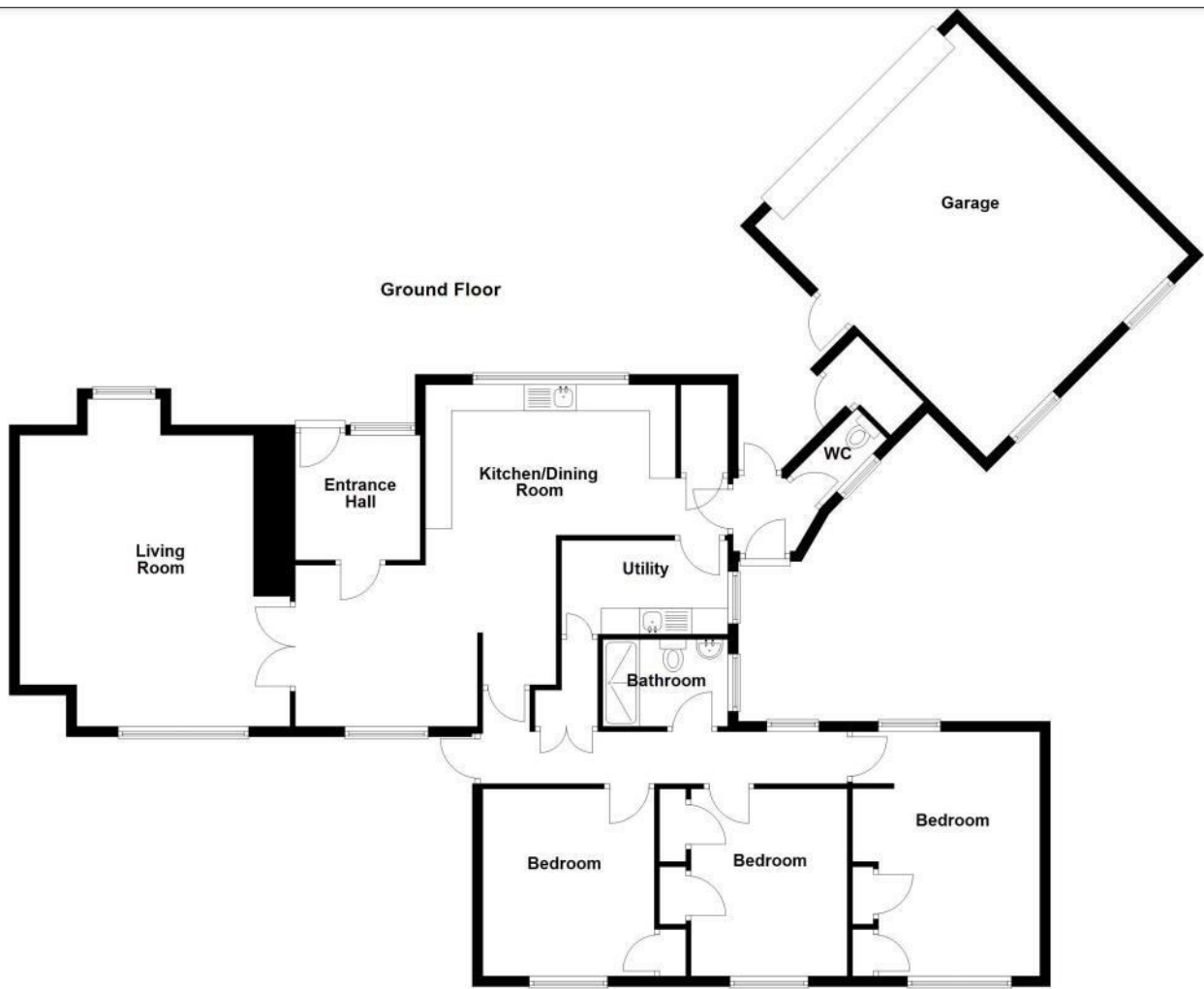
Our office is open:
Monday to Friday: 9.00am to 5.30pm
Saturday: 9.00am to 2.00pm

Additional Information

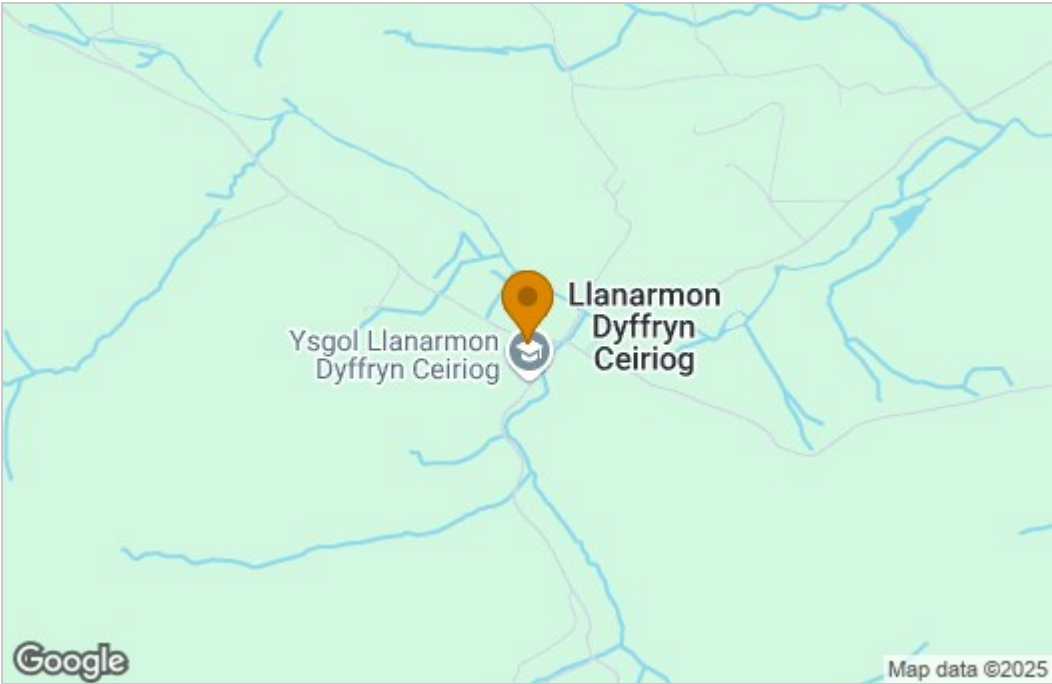
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

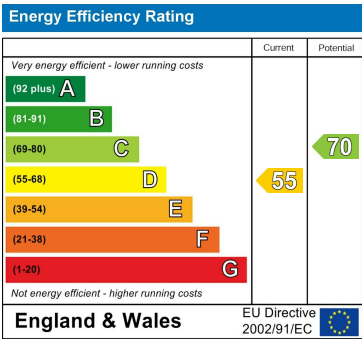
Floor Plan



Area Map



Energy Efficiency Graph



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