

# Town & Country

Estate & Letting Agents



**Ty'n Llan , Llanarmon Dyffryn Ceiriog, LL20 7LD**

**Offers In The Region Of £207,500**

WITH NO ONWARD CHAIN! Town and Country Oswestry offer a truly fantastic opportunity to purchase a piece of history. Never before on the open market, we present Ty'n Llan - a three bedroom cottage nestling in the heart of the beautiful village of Llanarmon Dyffryn Ceiriog being a conservation area. Llanarmon is a lovely village at the head of the Ceiriog Valley with stunning scenery and perfect for those wanting to live in a quiet yet thriving community yet only 10 miles from Oswestry, 10 miles from Llangollen and 11 miles from Chirk. A true gem not to be missed!

## 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 identified by our for sale board.

## Location



Llanarmon DC is a pretty village located at the head of the Ceiriog Valley. It has two lovely village pubs and a primary school and church. Surrounded by rolling hills and countryside making it an ideal place to relax and enjoy the good life.

## Accommodation Comprises

## Hallway 11'9" x 7'9" (3.59m x 2.37m)



The good sized hallway has a stable door to the front, stairs leading to the first floor, radiator, a window to the rear, exposed stone walling, wall lights and doors leading to the lounge and sitting room/ bedroom.

## Lounge 14'0" x 11'9" (4.27m x 3.59m)



The bright lounge has a bow window to the front, original beamed ceiling, radiator, alcove shelving, plate rack and a large focal inglenook fireplace with an inset log burning stove with a flagged hearth. A door leads through to the kitchen.

### Fireplace



### Kitchen 14'6" x 5'6" (4.43m x 1.70m)



The kitchen has a range of base and wall units with work surfaces over, a window to the rear and two windows to the side, stainless steel sink with a mixer tap over, gas cooker space and point, part tiled walls, vinyl flooring, plumbing for a washing machine and space for appliances. A door leads out to the rear of the property.

### Sitting Room/ Ground Floor Bedroom 17'0" x 13'10" (5.19m x 4.23m)



A second good sized versatile reception room ideal as a ground floor bedroom or further living space. Having two bow windows to the front, a bow window to the side, recessed alcove with shelving, two radiator and a door leading to the ground floor bathroom.

### Additional Photo



**Ground Floor Bathroom 11'4" x 4'7" (3.47m x 1.40m)**



The ground floor bathroom has a panelled bath with an electric shower over and mixer taps, low level w.c., wash hand basin, a window to the side, loft hatch and a radiator.

**First Floor Landing**

Having a window to the rear and doors leading to the bedrooms and the bathroom.

**Bedroom One 12'9" x 8'7" (3.91m x 2.62m)**



The first double bedroom has a window to the front, built in cupboard and drawers, exposed floorboards, radiator and a loft hatch.

**Bedroom Two 11'10" x 8'11" (3.62m x 2.73m)**



The second double bedroom has a window to the front, a window to the side with recessed area, radiator and a built in cupboard.

**Family Bathroom 11'10" x 5'6" (3.62m x 1.68m)**



The family bathroom has a panelled bath and separate shower cubicle, wash hand basin, low level w.c., vinyl flooring, radiator and an airing cupboard off with a Grant oil fired boiler and shelving.

## To The Outside



The property sits in a prominent position in the village. There is a small garden area running along the front of the property along with access to the attached garage. The garage has an up and over door. The land directly opposite the house running along the West Arms is public land so you are also able to park there.

## To The Rear



A pathway at the side of the property leads to a gate and the rear courtyard garden. The garden is mainly paved with a covered area along the rear leading to the back door.

## Old Images



The images show the village and the property from many years ago.

## To the Rear of the Property



## 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 E.

### **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 4.00pm

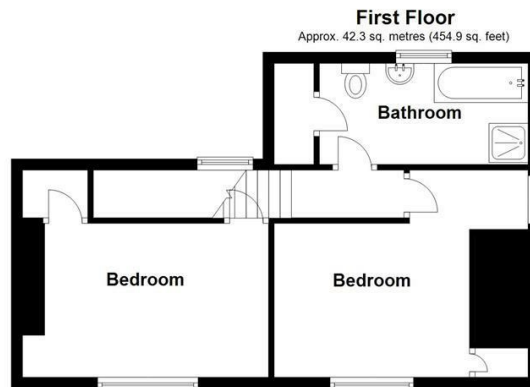
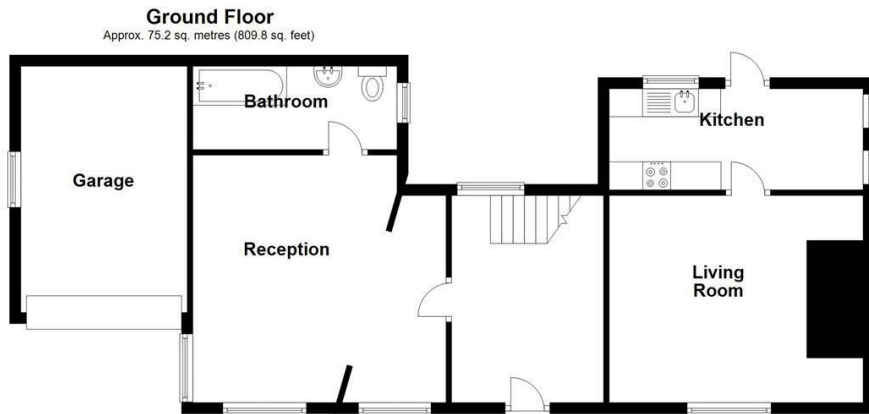
### **Additional Information**

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

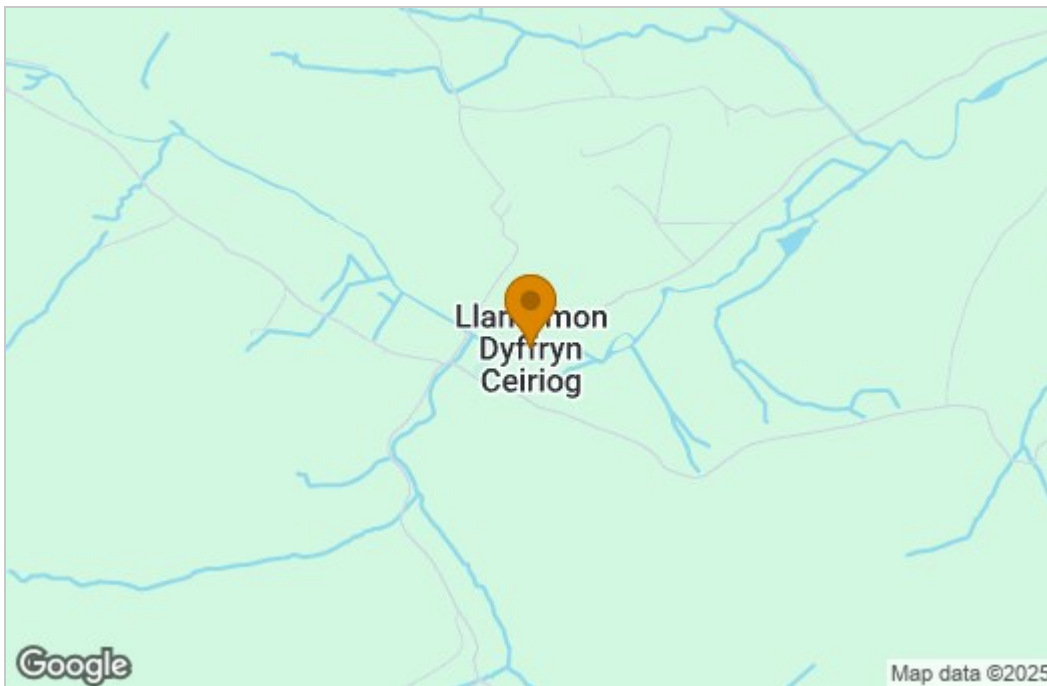
satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Floor Plan

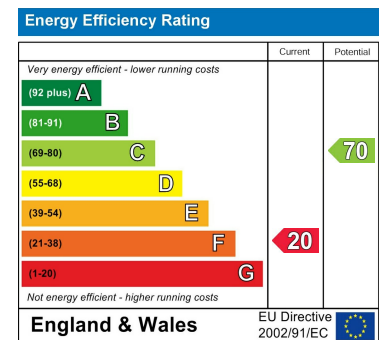


Total area: approx. 117.5 sq. metres (1264.7 sq. feet)

## Area Map



## Energy Efficiency Graph



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