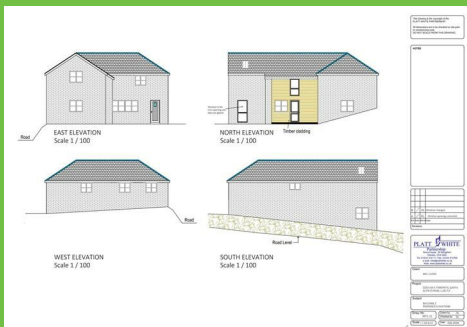


# Town & Country

Estate & Letting Agents



**Oddi-Ar-Y-Twmpath Barns , Glyn Ceiriog, LL20 7LY**

**Offers In The Region Of £135,000**

Town and Country Oswestry offer an amazing opportunity to purchase two stone two storey barns ripe for development WITH FULL PLANNING PERMISSION FOR CONVERSION TO TWO RESIDENTIAL DWELLINGS. A graveled driveway leads up to the barns with off road parking. The property also has the benefit of a paddock which sits to the front of the property. All amenities are close at hand along with excellent road links to larger town and cities. This his an opportunity not to be missed!

### Directions

From Oswestry join the A5 travelling towards Wrexham. upon reaching the Gledrid roundabout take the second exit towards Chirk. Proceed up the hill into Chirk and turn left onto the B4500 towards Glyn Ceiriog. Continue along for approximately 6 miles until reaching Glyn Ceiriog. At the mini roundabout in the centre of the village take the fourth exit onto High Street. Proceed up the High Street and at the cross roads turn left and follow the lane up. The driveway to the barns will be found on the right hand side. Follow the gravelled driveway leading up to the barns. PLEASE DO NOT FOLLOW THE SAT NAV AS THIS WILL NOT TAKE YOU TO THE PROPERTY. What 3 words -  
///mission.talkative.dwelled

### Overview

A fantastic opportunity to purchase two detached stone barns with full planning permission for a three bedroom home and separate two bedroom home with services accessible and connection to a shared septic tank already in place.

### Location



The barns are situated in a truly stunning elevated position on the edge of Glyn Ceiriog in the heart of the beautiful Ceiriog Valley. Each barn will take in the fantastic views over the surrounding hillside and mountains.

### To The Outside



A gravelled driveway that is shared with the farmhouse at the rear opens out onto the parking area for the two barns. There is ample off road parking for several cars and turning space.

### Additional Photo



### Additional Photo



Internals of Barn Two



Internals of Barn One



Additional Photo



To The Rear



Adjoining Paddock

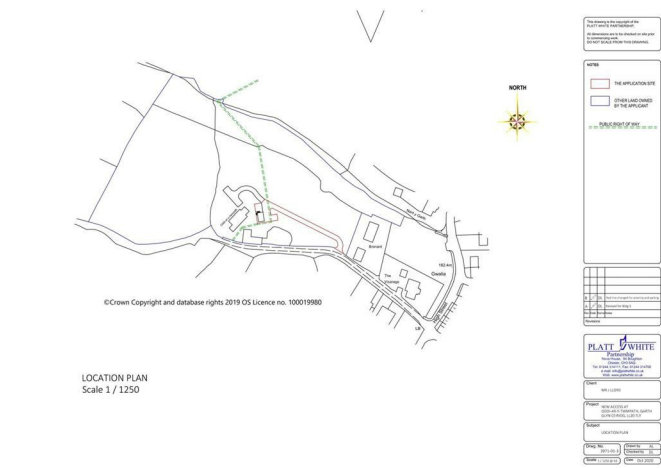


The barns will also have an adjoining paddock included in the sale. The paddock is fully enclosed and extends to approximately 1/2 an acre.

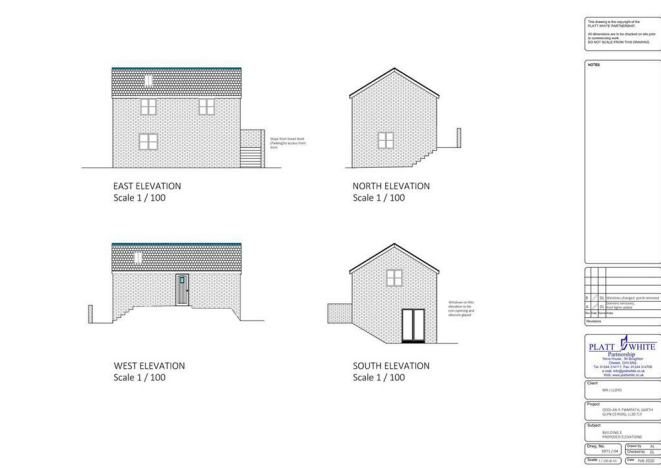
Plans for the Barns



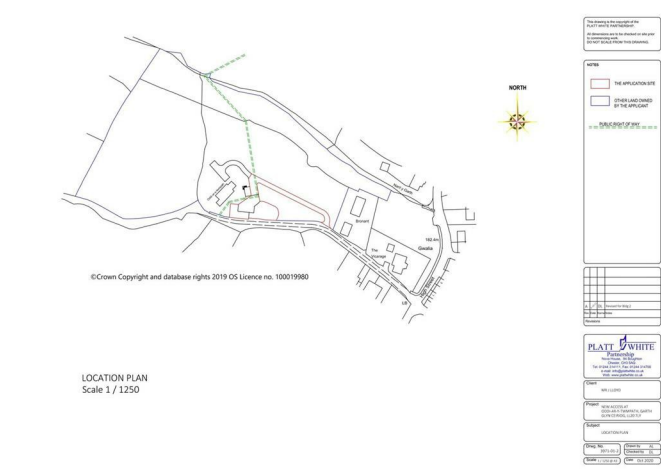
Plans for the Barns



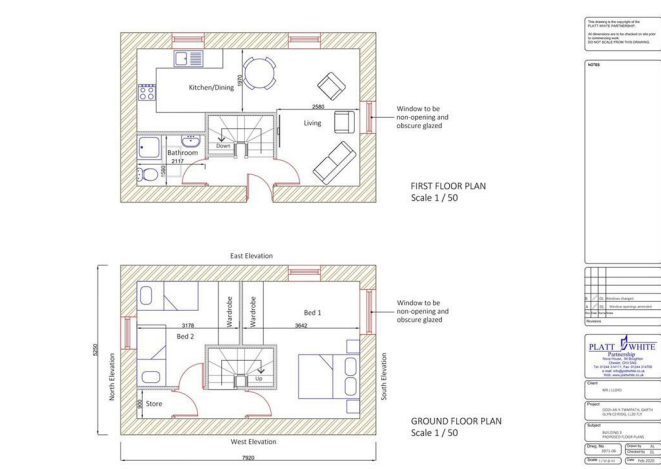
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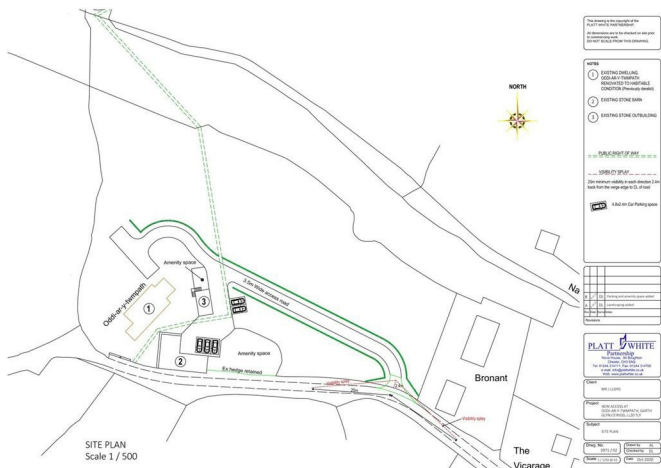
Plans for the Barns



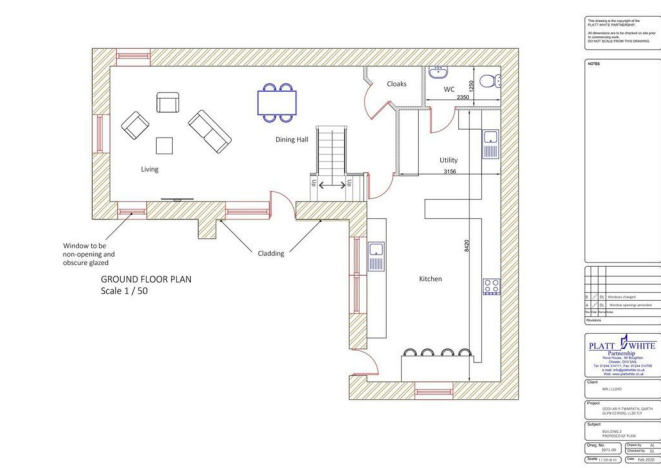
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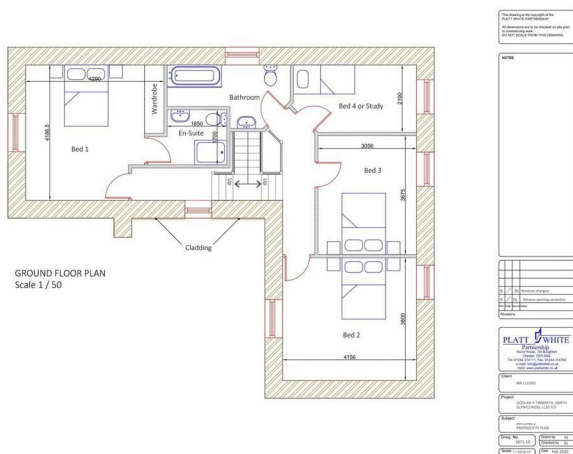
Plans for the Barns



Plans for the Barns



## Plans for the Barns



## Hours Of Business

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

## To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

## 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.

## Tenure/Council Tax

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

When payable, the Council tax will be payable to Wrexham County Council

## Services

The agents have not tested the appliances listed in the particulars.

## 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.

## 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.

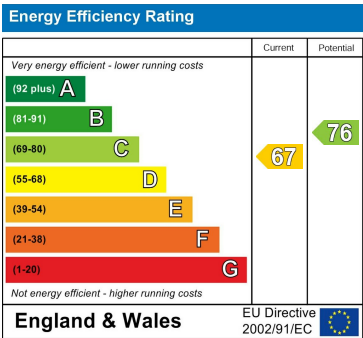
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as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

Area Map



Energy Efficiency Graph



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