Town & Country

Estate & Letting Agents

1 Nantyr Road, Glyn Ceiriog, LL20 7NG

Offers In The Region Of £329,995

WITH NO ONWARD CHAIN!! Town and Country Oswestry are delighted to present to the market this this good sized THREE BEDROOM DETACHED BUNGALOW located in an elevated position within the picturesque Ceiriog Valley, with stunning views, this offers three good sized bedrooms, two reception rooms, kitchen, family bathroom with front and rear gardens and extensive off road parking. The extensive rear and side garden also has a building plot with full planning permissions granted for a single storey dwelling. Early viewing is recommended to not miss out on this fantastic opportunity.

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.

Accommodation Comprises

Accommodation briefly comprises of lounge, kitchen, dining room, three bedrooms, family bathroom, front and rear gardens including a building plot with outline planning permissions granted for a single storey dwelling.

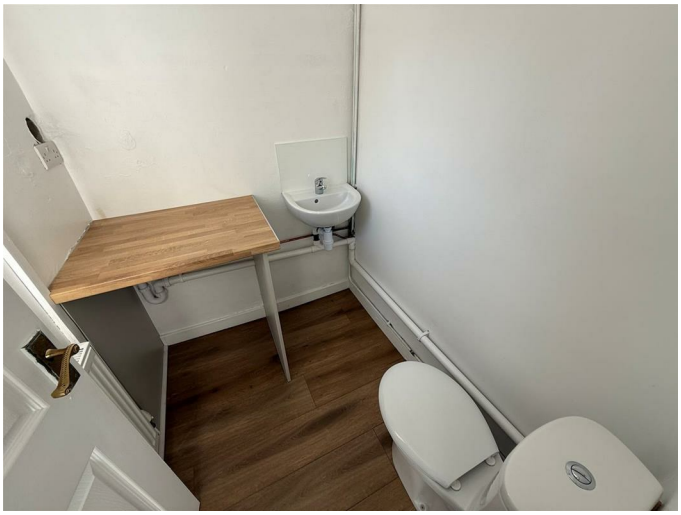
Kitchen 8'3" x 8'7" (2.52m x 2.63m)

The recently installed kitchen is fitted with a range of modern base and wall units with contrasting work surfaces over, a window to the rear, part glazed door to the side with side panel, space and point for an electric oven, stainless steel splashback, chimney style extractor fan, wood flooring, space for fridge, one and a half bowl sink sink with mixer tap, space for a fridge/ freezer and a radiator.

Inner Hallway

The inner hallway has wood flooring, a part glazed door to the rear and doors leading to the utility and the dining room.

Utility Room and Cloakroom



With plumbing for a washing machine, fitted worktops, window to the side, space for a drier, low level w.c., wash hand basin, wood flooring and a radiator.

Dining Room 10'5" x 14'2" (3.20m x 4.33m)

A good sized versatile reception room having a window to the side, wood flooring and a radiator.

Cloakroom

With W/C and wash hand basin with mixer tap over.

Hallway

With loft hatch access, part glazed door to the front with side panel, storage cupboard off, wood flooring and a radiator.

Bathroom

The recently refitted bathroom has a three piece suite in white, window to the rear, wood flooring, shower over the P shaped bath with two shower heads and a mixer tap, low level w.c. ,wash hand basin with a mixer tap over part tiled walls and a radiator.

Lounge 19'2" x 11'10" (5.85m x 3.62m)

The spacious lounge has a focal open fireplace with stone surround, window to the front with far reaching views, window to the side with great views, wall lighting and two radiators.

Additional Photograph

Bedroom One 12'10" x 11'10" (3.93m x 3.62m)

A good sized double bedroom with window to the front offering fantastic views of the surrounding countryside, built in wardrobe and radiator.

Bedroom Two 9'8" x 10'5" (2.97m x 3.18m)

A second double bedroom with a window to the rear, wood flooring and radiator.

Bedroom Three 8'0" x 7'1" (2.46m x 2.17m)

The third bedroom has a window to the rear, fitted wall cabinets, wood flooring and radiator.

The Gardens

The property has parking to the front and a gravelled driveway and turning area leading up to the bungalow with shrubbed beds. There is a good sized paved patio area to the side leading to the large rear garden, which is elevated and mainly laid to lawn with various plants, shrubs and mature trees.

Parking Area

The views of the Surrounding Countryside

The property enjoys views over the Ceiriog Valley.

Building Plot

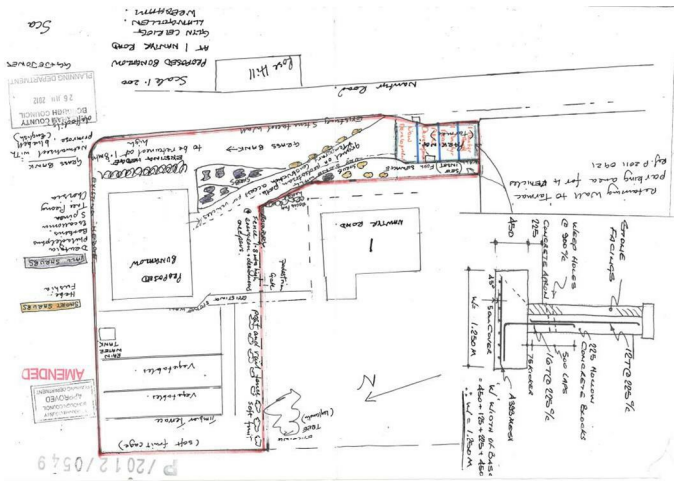
Full planning permission has been granted for the erection of a single storey dwelling with access off the Nantyr Road. The plot is approximately 40m x 14m and has outline planning permission for a three bedroomed detached bungalow. We as agents hold detailed drawings of the development in our office.

Details are available from Wrexham Council Planning Department - ref: P/2012/0549, dated 26/7/2012

Site Photo

Architects Drawings

Additional Photo



Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

Hours Of Business

Monday - Friday - 9.00 - 5.30
Saturday - 9.00 - 4.00

Money Laundering Regulations

Money Laundering Regulations. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

To Make An Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.
If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.
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.

Tenure

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

The council tax is payable to Wrexham council and we believe the property to be in band E.

Services

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

Town and Country

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - 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.

Additional Information

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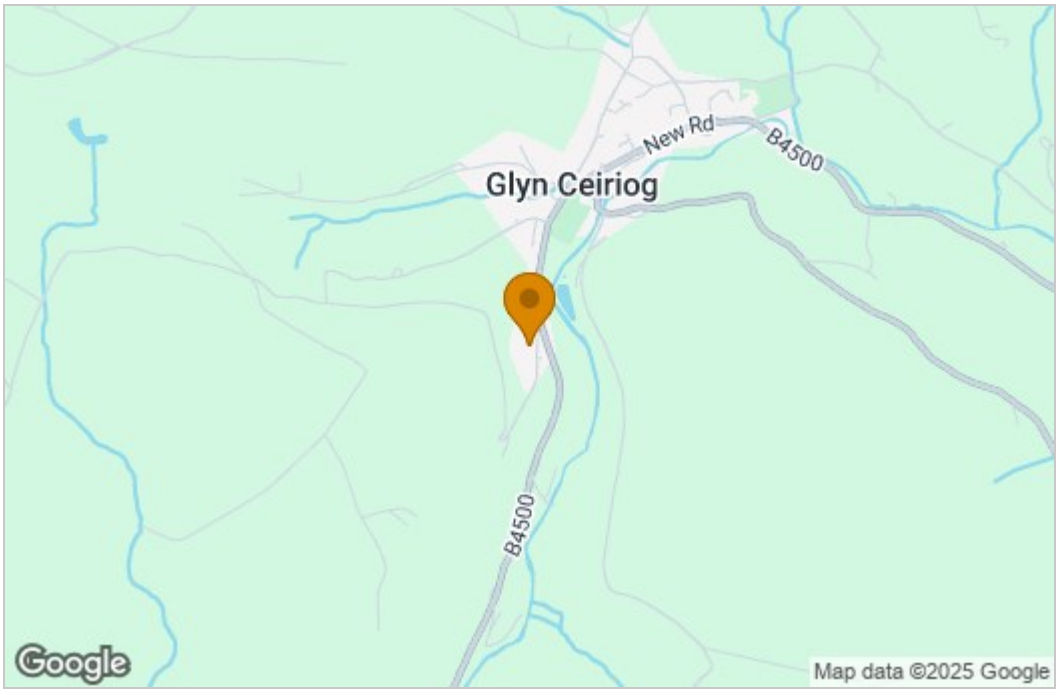
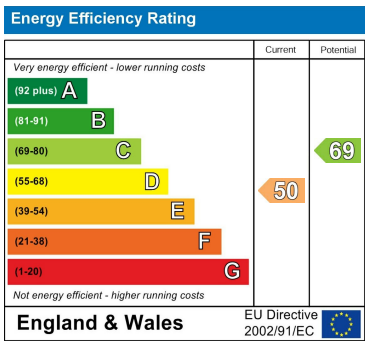
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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