

Town & Country

Estate & Letting Agents



Bryn Bedw Old Road, Dolywern, LL20 7AG

Offers In The Region Of £450,000

WITH NO ONWARD CHAIN!! Nestled in the picturesque village of Dolywern in the heart of the Ceiriog Valley, this exquisite detached house offers a perfect blend of comfort and elegance. With four spacious bedrooms, this property is ideal for families seeking a tranquil retreat while still being close to the vibrant town of Llangollen. As you enter, you are greeted by the stunning kitchen designed to provide a warm and welcoming atmosphere. The versatile living spaces can be tailored to suit your lifestyle, whether you envision a cosy family lounge, a formal dining area, or a bright open plan family space. The high standard of finish throughout the home is evident, showcasing meticulous attention to detail and quality craftsmanship. The property boasts two well-appointed bathrooms, ensuring convenience for both residents and guests. Each room is designed to offer a serene escape, with modern fixtures and tasteful decor that enhance the overall aesthetic. One of the standout features of this home is its stunning location. Set against a backdrop of far-reaching views, you can enjoy the beauty of the surrounding countryside from the comfort of your own home. The immaculate condition of the property means that it is ready for you to move in and start creating cherished memories. This delightful house in Dolywern is not just a home; it is a lifestyle choice, offering peace, space, and stunning scenery. If you are looking for a property that combines modern living with the charm of rural life, this is an opportunity not to be missed.

Directions

From our office on Willow Street proceed out of town before turning right onto Castle Street. Follow the road round and turn left at the junction with Beatrice Street, continuing onto Gobowen Road until reaching the bypass. Take the first exit towards Wrexham. At the next roundabout take the second exit towards Chirk. Upon entering Chirk turn immediately left onto the B4500 Ceiriog Valley road. Continue along this road until reaching the village of Pontfadog. Continue along until reaching Dolywern. Before passing over the bridge take the right turning onto Old Road. Follow this road up the hill where the property will be seen on the right hand side identified by our for sale board.

Accommodation Comprises



Rear Hallway

The rear hallway has a tiled floor, a window to the rear, a part glazed door to the side and part glazed doors leading to the utility and the kitchen.

Utility Room 8'11" x 6'2" (2.74m x 1.88m)



The utility is a good size having a tiled floor, space for appliances, sink with a mixer tap over, solid block work surfaces, wall cabinets, large built in storage cupboard and a door leading to the cloakroom.

Cloakroom

The cloakroom has a window to the side, radiator, low level w.c., wash hand basin, tiled flooring and an extractor fan.

Kitchen/ Dining Room 16'0" x 13'10" (4.89m x 4.22m)



The impressive kitchen/ dining room is the real heart of this lovely home. Fitted with a range of quality base and wall units with solid ash work surfaces over, central island with a breakfast bar and five ring Bosch gas hob with a chimney style extractor fan over, space for an American fridge, AEG eye level ovens with AEG microwave and separate grill oven above, integrated dishwasher, one and a half bowl sink with a mixer tap over, a window to the rear, oak flooring, spotlighting, pull out larder units, soft close drawers and doors, radiator and a window to the side. The kitchen opens onto the lounge area making it a very sociable space for family gatherings and entertaining.

Additional Photo



Lounge 18'5" x 14'9" (5.63m x 4.51m)



The good sized lounge is bright and airy having oak flooring, a window to the side, spotlighting, an inset focal Clearview log burning stove with a decorative tiled hearth, stairs leading to the first floor, a window to the front and patio doors leading through to the conservatory.

Additional Photo



Additional Photo



Additional Photo



Conservatory 12'0" x 7'5" (3.66m x 2.27m)



The conservatory has a dwarf wall and timber frame with tiled flooring, wall lights and patio doors leading out to the front garden. A fantastic place to sit and take in the views and scenery.

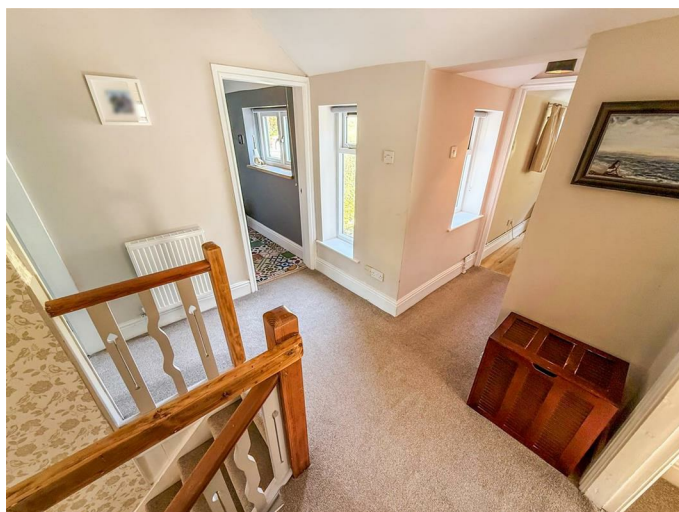
Sitting Room 14'11" x 9'3" (4.56m x 2.83m)



The sitting room is a real cosy space on a cold winters night. Having oak flooring, radiator, a square

bay window to the front with fantastic views and a focal Charnwood log burning stove on a slate hearth with a tiled back.

To The First Floor



The bright landing has two windows to the rear, linen cupboard, access to the loft and a radiator. Doors lead to the bedrooms and the bathroom.

Bedroom One 13'10" x 11'10" (4.22m x 3.62m)



A good sized double bedroom having a window to the side and a window to the rear looking over the fields, ash flooring, radiator and a door leading to the en suite.

Additional Photo



En Suite



The en suite is fitted with a double shower cubicle with a rainfall shower head and a fixed shower head, concealed controls, aqua jets, wash hand basin on a vanity unit with a mixer tap over, low level w.c, fully tiled walls, extractor fan, radiator and a window to the side.

Bedroom Two 14'10" x 9'11" (4.53m x 3.03m)



The second double bedroom has a window to the front with great views, radiator, picture rail and a built in cupboard over the stairs.

Bedroom Three 11'9" x 9'8" (3.60m x 2.95m)



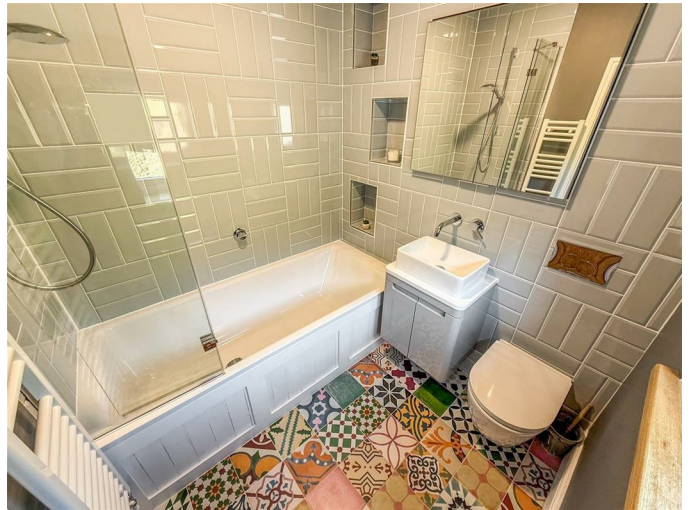
The third double bedroom has a window to the front with superb views, radiator, picture rail and loft hatch with pull down ladder.

Bedroom Four 8'9" x 8'2" (2.67m x 2.50m)



The generous fourth bedroom has a window to the side, radiator and a picture rail.

Family Bathroom

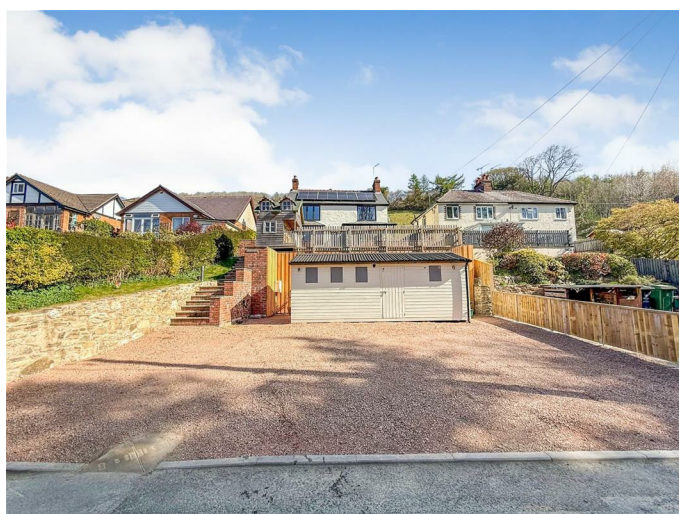


The luxurious well appointed family bathroom has a panel bath with a glass bifold screen and shower over with concealed controls, wash hand basin on a vanity unit with a mixer tap over and concealed controls, low level w.c, with concealed controls and flush, underfloor heating, contemporary tiled flooring, fully tiled walls with recessed shelving, mirror cabinet with power sockets, lights and demister, extractor fan and a window to the rear.

To The Outside



Driveway



The property is accessed from the lane onto a large gravelled parking area for several vehicles. There is timber workshop/ shed measuring 5.97m x 2.92m with power and lighting. There is also an outside power point and outside tap. Steps lead up to the garden areas and front of the property.

Front Gardens



To the front of the house there is a large block paved patio area ideal for taking in the views and location. Steps lead down to a lawned garden area with optional Wendy house.

Side and Rear Gardens



To the side and the rear there is a good sized block paved patio that runs around to the far side that has a bike store and log store.

Location



The property sits in a truly fantastic position with great views over the surrounding Ceiriog Valley and the hills beyond.

Additional Photo



Agents Note

Another benefit of the property is the recent installation of state of the art green air source heating system, insulation and solar panels making the property both eco friendly and very economical to run.

We are also informed by the vendors that there is existing planning permission for a front and rear extension and garage if required.

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 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

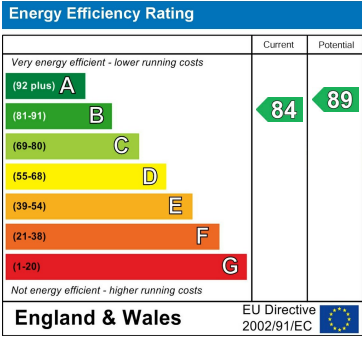


Total area: approx. 140.4 sq. metres (1511.2 sq. feet)

Area Map



Energy Efficiency Graph



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