

Town & Country

Estate & Letting Agents

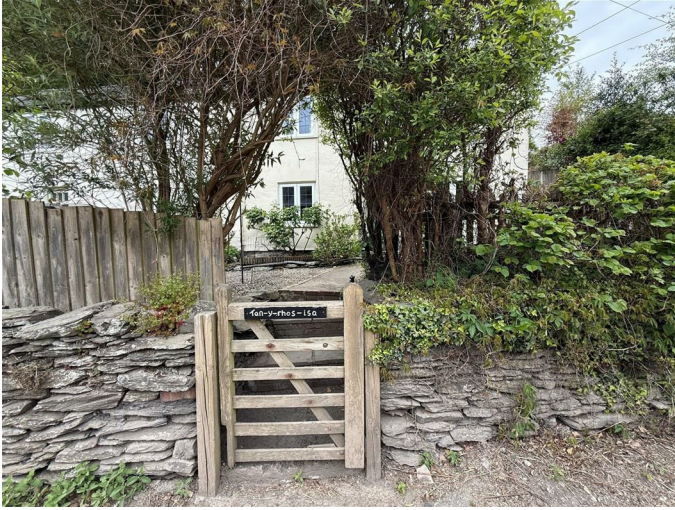


Tan Y Rhos Isa Llanarmon Road, Glyn Ceiriog, LL20 7NF

Offers In The Region Of £195,000

WITH NO ONWARD CHAIN!! Nestled in the picturesque village of Glyn Ceiriog in the heart of the Ceiriog Valley, this immaculate semi-detached cottage offers a perfect country retreat for those seeking tranquillity and stunning natural beauty. The property boasts a dual aspect master bedroom with second double bedroom, providing ample accommodation for families or couples looking for a country location. As you enter the cottage, you are greeted by a charming kitchen/ dining room that exudes warmth and character, making it an ideal space for relaxation or entertaining guests. The far-reaching elevated views from the property are truly breathtaking, allowing you to immerse yourself in the serene landscape that surrounds you. This delightful country cottage is not only a visual treat but also a practical choice, featuring a well-appointed bathroom that caters to your everyday needs. The combination of modern comforts and traditional charm makes this home a unique find in the heart of the countryside. Whether you are looking for a permanent residence or a weekend escape, this property offers the perfect blend of comfort and scenic beauty. With its stunning location and immaculate presentation, this cottage is a rare opportunity not to be missed. Embrace the peaceful lifestyle that Glyn Ceiriog has to offer and make this charming cottage your new home.

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 second exit B4500 onto Llanarmon Road where the property will be identified by our pointer For Sale board on the right hand side.

Accommodation Comprises

Kitchen/ Dining Room 14'11" x 10'9" (4.57m x 3.28m)



The warm, welcoming kitchen/ dining room is a lovely place to entertain and relax. Fitted with a good range of grey shaker style base and wall units with contrasting work surfaces over, under unit lighting, part tiled walls, ceramic one and a half bowl sink with a mixer tap over, range style cooker with a five ring hob and warming plate, chimney extractor fan, boiler cupboard housing the oil fired boiler with space above for a tumble drier, space and plumbing for appliances, a window to the rear and a part glazed door leading to the rear garden. To the dining

area there is a fireplace provision with an electric fire, stairs leading to the first floor, a lovely stable door leading out to the front garden and a door with latch fittings leading into the lounge.

Additional Photo



Additional Photo



Lounge 15'0" x 10'3" (4.58m x 3.13m)



The cozy lounge has a focal fireplace with a cast

iron inset and a wooden surround and tiled hearth. There is a radiator, wood flooring, picture rail and a windows to the front and the rear with deep sills. A door leads to a useful under stairs storage cupboard.

Additional Photo



To The First Floor

The landing area has a window to the rear, radiator and loft access. It opens out onto the main bedroom giving a real feeling of space. Doors with latch fittings lead to the second bedroom and the bathroom.

Bedroom One 15'0" x 11'6" (4.58m x 3.51m)



The good sized first bedroom has windows to the front and the rear with good views, wood flooring, ceiling timbers, and a radiator. It would be possible to split the room if requiring a third bedroom.

Additional Photo



Family Bathroom



The modern family bathroom is fitted with a low level w.c., wash hand basin, Triton electric shower over the bath with glazed screen, fully tiled walls, extractor fan, radiator, window to the rear and an airing cupboard with a tank and shelving.

Bedroom Two 10'4" x 9'1" (3.15m x 2.78m)



The second good sized double bedroom has a

window to the front with a window seat and great views, picture rail, wood flooring, wall lights, fitted shelving with hanging rails, radiator and a telephone point.

To The Outside



The property is approached off the road through a wooden gate and shrubbed archway onto the pathway that leads to the front door.

Front Gardens



There is a paved patio area ideal for sitting out and relaxing with hedge and stone boundaries and shrubs.

Side Gardens



A gravel pathway leads up the side garden with shrubbed areas and the oil tank.

Decked Patio



There is a good sized decked patio located to the rear that enjoys fantastic views down the Ceiriog Valley and over the surrounding hillside.

Rear Of Decking



To the rear of the decked area wonderful views can be enjoyed from the manageable sized woodland area.

Additional Photo



Additional Photo



Views From The Patio



Additional Photo



Location



Situated in the heart of the Ceiriog Valley, the property has fantastic views in all directions both up and down the valley.

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 C.

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

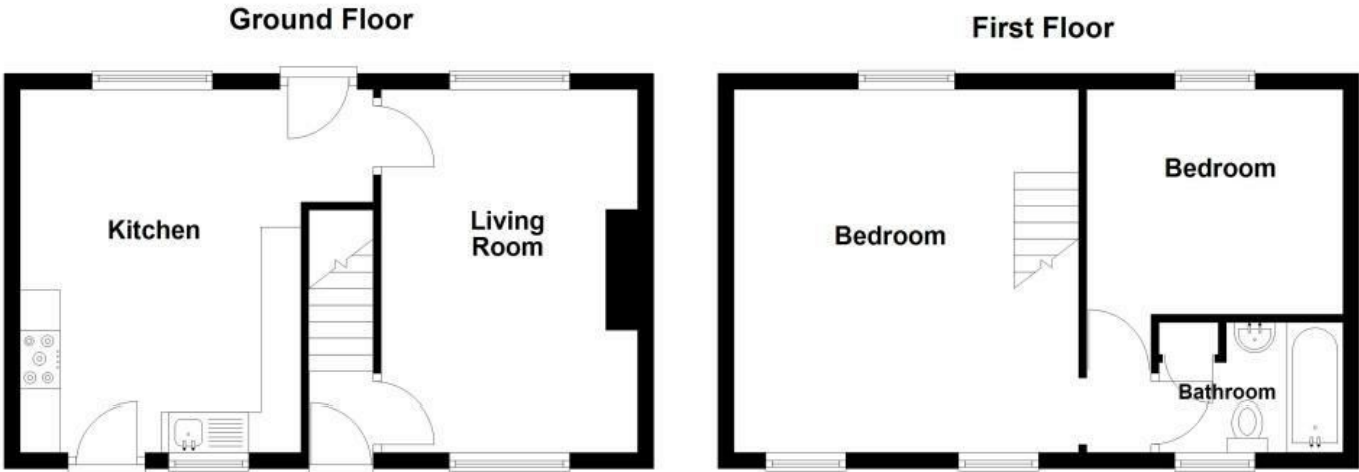
Saturday: 9.00am to 2.00pm

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 must 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.

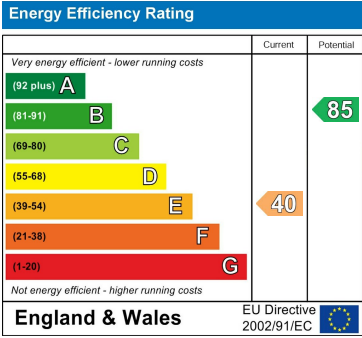
Floor Plan



Area Map



Energy Efficiency Graph



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