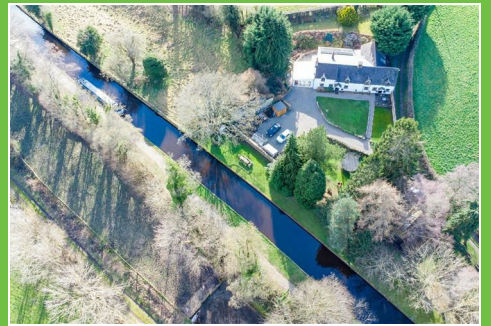


Town & Country

Estate & Letting Agents



Glencoed , Chirk, LL14 5AN

Offers In The Region Of £690,000

Town and Country Oswestry are honoured to offer to the market this recently updated and improved CHARMING FOUR BEDROOM DETACHED COUNTRY COTTAGE with many original features throughout and private canal-side gardens. This lovely cottage sits in a generous plot and also has approximately one acre of land which is suitable for keeping horses on. Part of the property could also be used as a Bed and Breakfast. The property, which would benefit from further improvement sits on the World famous Llangollen Canal and the World Heritage Site, Pontcysyllte Aqueduct is only a short canal side walk away. Mooring rights are available by application to the Canal and River Trust. This property is a true delight and the location, views and setting must be seen to be appreciated.

Directions

From our Oswestry office take the Gobowen road out of the town. At the roundabout follow the signs for Llangollen. Proceed straight over Gledrid roundabout following signs for Wrexham and Llangollen. At the next roundabout take the first left and proceed down the hill. Follow the road towards Llangollen. On entering the village of Froncysyllte turn sharp right just before the 30mph signs. The lane leads down to the property on the right.

Location



The property backs onto Llangollen canal with a 60m private lawned garden and BBQ and entertaining area sitting along side the canal, offering a stunning tranquil backdrop to this beautiful home.

Additional Photo



Overview

The property has recently undergone a scheme of renovation and updating whilst still retaining all the original character and features of the property. There are additional areas of the property which would benefit from further improvement. The accommodation offers very versatile living and would lend itself to two families sharing or offering the potential to generate an income from the cottage/ annexe area.

Accommodation Comprises

Conservatory 17'5" x 17'3" (5.31m x 5.26m)



A very versatile space ideal for a number of uses having windows to the side and rear, patio doors to the front, part glazed door to the rear garden and a part glazed door leading through to the kitchen.

Kitchen/Dining/Family Room 17'10" x 25'5" (5.46m x 7.75m)



The kitchen/ family room of this property truly is the heart of the home offering a spacious family area ideal for entertaining. The kitchen has recently been fitted with a good range of high quality framed shaker style base and wall units with work surfaces over, integrated dishwasher, inset double Belfast sink, recessed Rangemaster oven with downlighting, under unit lighting, part tiled walls, central island with granite worktops and Breakfast Bar, space for an American fridge/freezer, oak flooring and a brick inglenook with a Stanley Range inset with an oak beam over. There are windows to the rear and door to the side letting in lots of natural light. Doors lead through to the lounge, dining room and the rear inner hallway.

Additional Photo



Lounge 13'6" x 15'11" (4.14m x 4.87m)



The lounge has a real cosy feel with a central feature log burning stove with an oak beam over, two windows to the front, a window to the side and the original beamed ceiling.

Dining Room 12'7" x 16'0" (3.84m x 4.89m)



Another superb reception room having a window to the front, the original door to the front, a radiator, quarry tiled flooring, feature large inglenook fireplace with a beam over, original beamed ceiling, a door to the annexe and stairs leading to first floor. A door leads through to the lounge.

Rear Hall

The rear hall is accessed from the kitchen and has stairs off leading to a first floor bedroom, built-in cupboard which is ideal for a small home office and under stairs cupboard. Doors lead to the ground floor bedroom, utility room and shower room.

Utility 4'11" x 9'8" (1.52m x 2.95m)

Having a window to the side, a radiator, base unit with a sink, quarry tiled flooring and plumbing for appliances.

Shower Room



The recently remodelled shower room has a window to the rear, wash hand basin on a vanity with a mixer tap over, low level WC, shower cubicle with a Triton shower and feature pebbled floor, a modern vertical radiator, fully tiled floor (with underfloor heating) and walls, spotlighting and an extractor fan.

Ground Floor Bedroom One 13'2" x 16'11" (4.02m x 5.18m)



The generous sized double bedroom has a window to the side, wash hand basin on a vanity unit and a radiator.

Landing

The landing area has a door leading to the first floor bedroom, Velux and an area ideal for a small study.

Bedroom Two 15'4" x 16'2" (4.69m x 4.93m)



Another superb sized double bedroom having a window to the rear, wash hand basin, built in walk in wardrobe and a radiator.

Bedroom Three 15'4" x 16'2" (4.69m x 4.93m)



The third bedroom is accessed via a second staircase leading from the dining room. Having the original floorboards, a radiator, beams to the ceiling, window to the front overlooking the garden and a wash hand basin. A door leads through to the dressing room.

Dressing Room/ En Suite 13'8" x 11'10" (4.19m x 3.61m)

A very versatile space with a window to the front, original floorboards, a range of floor to ceiling fitted wardrobes with extensive drawers, a radiator, panel bath with a mixer tap over and shower head, low level WC and an airing cupboard.

Inner Lobby

The lobby leads from the dining room through to the annexe part of the property.

Annexe Sitting Room 16'0" x 12'1" (4.89m x 3.7m)



The sitting room has two windows to the front overlooking the garden, quarry tiled flooring, original beamed ceiling and a feature large inglenook with a beam over. Stairs lead to the first floor and a door leads through to the second kitchen.

Annexe Kitchen/Dining Room 9'4" x 15'6" (2.87m x 4.73m)



With a window to the front, a window to the rear, a door to the front, radiator, tiled flooring, a modern range of base and wall fitted kitchen units with work surfaces over, plumbing for a washing machine, single stainless steel drainer sink with a mixer tap, electric oven, ceramic hob, chimney extractor fan and spot lighting.

Annexe Bedroom 15'11" x 15'3" (4.86m x 4.66m)



A further generous double bedroom with the original floorboards, ceiling beams, spot lighting, radiator and loft hatch. A door leads through to the luxury bathroom.

Annexe Luxury Bathroom 9'6" x 12'6" (2.92m x 3.83m)



A well appointed bathroom having a lovely freestanding bath, low level WC, wash hand basin, shower cubicle with a mains powered shower, a window to the side, radiator and tiled flooring. There are two storage cupboards, one housing the boiler and meter.

To The Outside

Driveway



A gravel driveway leads up to the property with a turning area providing parking for several cars.

Front Gardens



The large front gardens are lawned and shrubbed, there is a patio to the front of the property, two greenhouses with electricity and a garden shed. The gardens lead on to the canal frontage.

Additional Photo..



Additional Photo



Additional Photo



Canal Access



The 60m private gardens lead up to the canal which links Llangollen and Chirk and is part of the World Heritage site.

Additional Photo



Garaging

The property also has the benefit of a garage located at the end of the driveway just off the lane.

Compound

The property also has a useful compound area with secure parking and a large shed with power and lighting and a storage area.

Enclosed Garden

To the side of the compound there is an enclosed lawned garden.

Paddock



The paddock is located to the top side of the property and extends to approximately an acre. The paddock also has gated road access and is fully fenced and hedged.

Additional Photo



Solar Panels

The property is installed with solar panels.

Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

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](http://Zoopla.com), Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

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.

Services

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

Money Laundering

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.

Hours Of Business

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

Additional Information

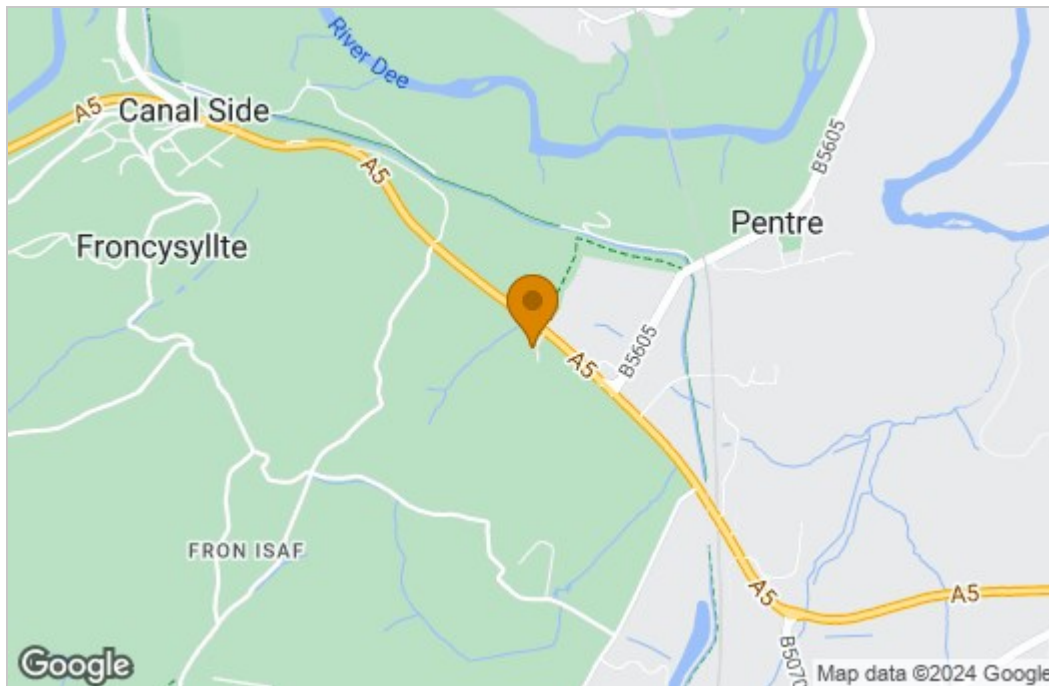
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

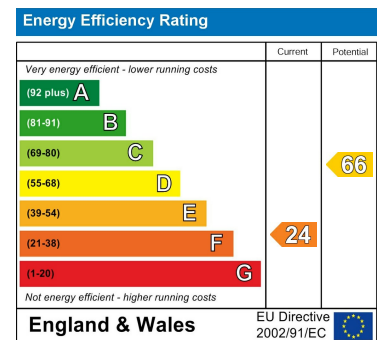
Floor Plan



Area Map



Energy Efficiency Graph



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