

Wingetts

More than just estate agents



Holly Oak , Llangollen, LL20 7NP

Price £525,000

A well appointed four/five bedroom detached house offering versatile family accommodation set against the backdrop of the desirable Ceiriog Valley with its range of amenities and primary school. Holly Oak is a unique property designed to take advantage of its picturesque setting with the living accommodation arranged over the first floor having a spacious balcony from which to admire the views. The accommodation briefly comprises welcoming lounge, family dining room, kitchen, utility, impressive sitting room, w.c and bathroom to the first floor. The ground floor offers a generous master suite comprising en-suite shower room with dressing area and conservatory with decking beyond. A further 4 bedrooms and study/bedroom 5. Externally the property is approached via its private drive offering ample parking and leading to the double detached garage. The extensive gardens offer a tranquil setting with several seating areas from which to enjoy the setting and outdoor entertaining along with your very own Badminton court and hot tub room. This impressive property really must be viewed to appreciate all of its offerings.

Location

Glyn Ceiriog is located 6 miles from the Village of Chirk and approx. 7 miles to Llangollen and has the benefit of a local convenience store, School and Public House. The Village of Chirk has a wider variety of day to day shopping facilities and social amenities. The A483 by-pass gives access to Wrexham, Chester and Oswestry and therefore provides easy commuting to the major commercial and industrial centres throughout the region. The Village of Glyn Ceiriog is nestled within the Valley and therefore provides a picturesque setting with lovely countryside walks.

What three words #twitching.shred.glory.

Accommodation

Welcoming entrance porch with part glazed door opens into:-

Entrance Hall

Radiator, staircase to ground floor and steps to dining room.

Bathroom 9'11" x 7'9" (3.03 x 2.38)

Shower enclosure with mains shower, free standing bath with mixer taps, w.c, wash hand basin, heated towel rail.

Lounge 22'10" x 11'10" (6.96 x 3.62)

Spacious family lounge with central brick fireplace housing the multi-fuel burner on slate hearth and mantle over. Exposed brick wall, two windows to side, two velux windows and sliding doors to decked patio. radiator, beam to ceiling and spotlights. Double doors open into:-

Dining Room 14'10" x 11'10" (4.53 x 3.63)

Great size family dining room with exposed brick wall, two windows, spotlights to ceiling, radiator and door leading to:-

Kitchen 12'1" x 11'10" (3.70 x 3.61)

Well appointed kitchen fitted with a range of base and wall units complimented by work surface areas incorporating "Belfast sink" with mixer tap over and open aspect into the sitting room. Large window, part tiled walls, spot lights to ceiling, space for range cooker with extractor over, integrated dishwasher, integrated fridge/freezer, door to hall and steps lead down to:-

Sitting Room 17'3" x 13'9" (5.28 x 4.20)

A versatile room offering a great degree of natural light through the large and velux windows, ideal entertaining room with sliding patio doors to the decked patio from which to admire the far reaching views, radiator and steps lead down to:-

Inner Hall

External door, steps down to Study/bedroom five, steps up to kitchen and doors off to:-

W.C

W.C, wash hand basin and radiator.

Utility 7'8" x 6'10" (2.36 x 2.10)

Fitted base units with work surface over incorporating sink unit, plumbing for washing machine, space for dryer, wall mounted "Worcester" gas boiler.

On The Ground Floor

Master Bedroom Suite 11'10" x 11'11" (bedroom only) (3.63 x 3.64 (bedroom only))

An impressive master bedroom suite with sliding patio doors to conservatory leading to patio beyond, radiator and door opening to:-

En-Suite & Dressing Room

Large walk in shower enclosure with mains shower and tiled walls, w.c, wash hand basin, heated towel rail, walk in wardrobe.

Conservatory 12'9" x 7'1" (3.90 x 2.16)

Delightful space overlooking the garden and leading to:-

Hot Tub

"Sun rise spa" hot tub.

Bedroom Two 11'10" x 10'2" (3.61 x 3.12)

Window, radiator and fitted wardrobes.

Bedroom Three 7'4" x 8'5" (2.26 x 2.58)

Window, radiator.

Bedroom Four 7'1" x 8'5" (2.16 x 2.57)

Window, radiator.

Study/Bedroom Five 17'4" x 13'6" (5.30 x 4.13)

Versatile room with window, radiator.

Outside

Holly Oak is approached by the private driveway which leads to the double detached garage and front porch, wall to front boundary and stocked borders. The sunny aspect rear garden is a particular feature of this delightful property with several patio areas from which to enjoy outdoor entertaining, decked patio to first floor from which to admire the views, impressive badminton court, well stocked terraced gardens with mature trees beyond.

Double Detached Garage 16'4" x 17'8" (5.00 x 5.41)

Up and over doors, lighting and power, personal side door.

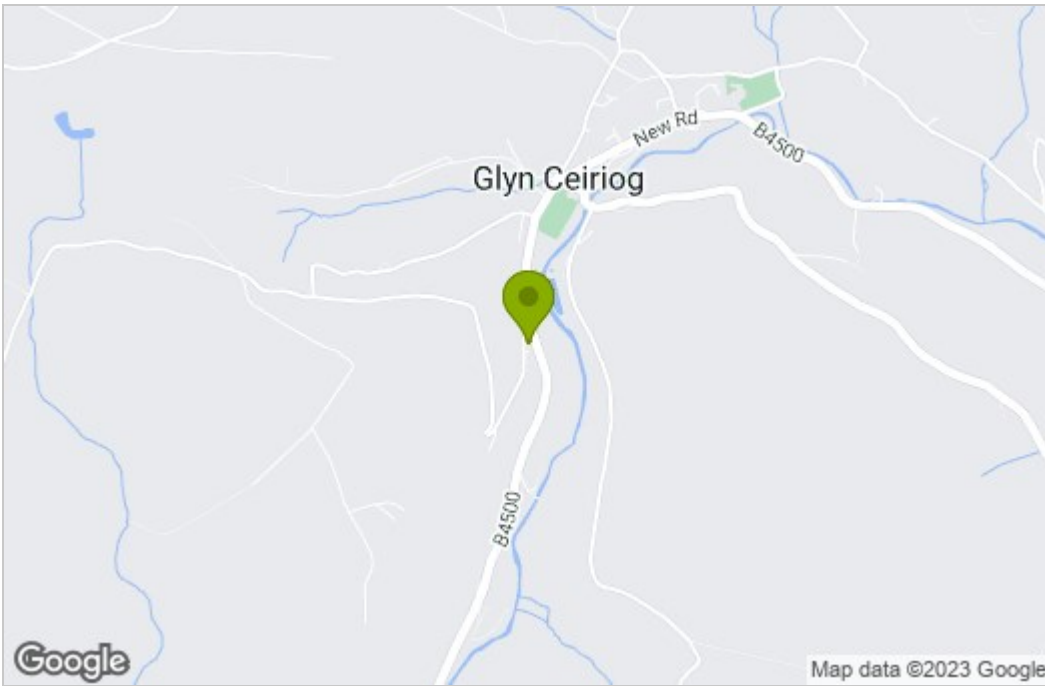
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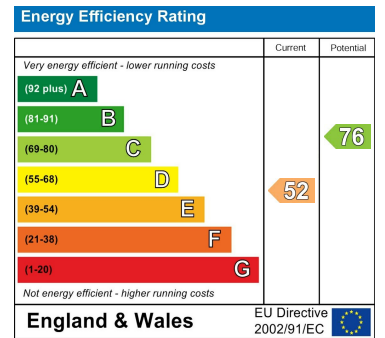
Floor Plan



Area Map



Energy Efficiency Graph



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