



Tirion Y Mab , Llantysilio, LL20 8BU

Price £465,000

A charming three bedroom detached cottage situated in the small village of Llantysilio having far reaching views over the rolling Welsh hills. The former small holding offers a wealth of original features and character throughout. The accommodation briefly comprises stable door entrance to spacious family kitchen/breakfast room, lounge with feature Inglenook fire, dining room, utility. The first floor has three double bedrooms and family bathroom. Externally there is gated entrance into the drive offering ample parking, lawned garden with summer house and hot tub offering a delightful setting for outdoor entertaining, outbuildings with power and lighting, having owned solar panels.

Location

Located in a stunning setting within the small village of Llantysilio, having magnificent views over the Dee Valley. The popular riverside tourist town of Llangollen is only a short driving distance away providing a good range of day to day shopping facilities, boutique style shops, restaurants and wine bars as well as both primary and secondary schools and a bus service into Wrexham. Good road links to the A483 allow daily commuting to the commercial and industrial centres within Wrexham, Chester and Oswestry. Due to the picturesque countryside surroundings, the area is popular amongst walkers and cyclists.

Accommodation

Stable style entrance door opens into porch and leads into:-

Kitchen/Breakfast Room 12'0" x 13'5" (3.68 x 4.09)

Fitted with a range of units complimented by work surface areas incorporating "Belfast" sink with mixer tap over and window above, Rayburn (powering hot water and radiators), gas hob with electric oven below, integrated dishwasher, window to front, beams to ceiling, tiled floor, door to:-

Lounge 14'11" x 13'5" (4.56 x 4.09)

Feature Inglenook fireplace with wood burner on slate hearth and beam over, beams to ceiling, exposed stone wall, window to front

Dining Room 12'0" x 12'0" (3.68 x 3.67)

Sliding patio doors to garden, tiled floor, radiator, stairs off to the first floor and door to:-

Utility

Fitted units with work surface areas, window to rear and external door.

On The First Floor

Stairs rise from the dining room to the first floor landing with doors off to all rooms.

Master Bedroom 15'0" x 13'5" (4.59 x 4.09)

Spacious room with window to front, beam to ceiling, loft hatch.

Bedroom Two 11'11" x 13'5" (3.65 x 4.09)

Window to front, beam to ceiling.

Bedroom Three

Window to side, beam to ceiling.

Bathroom

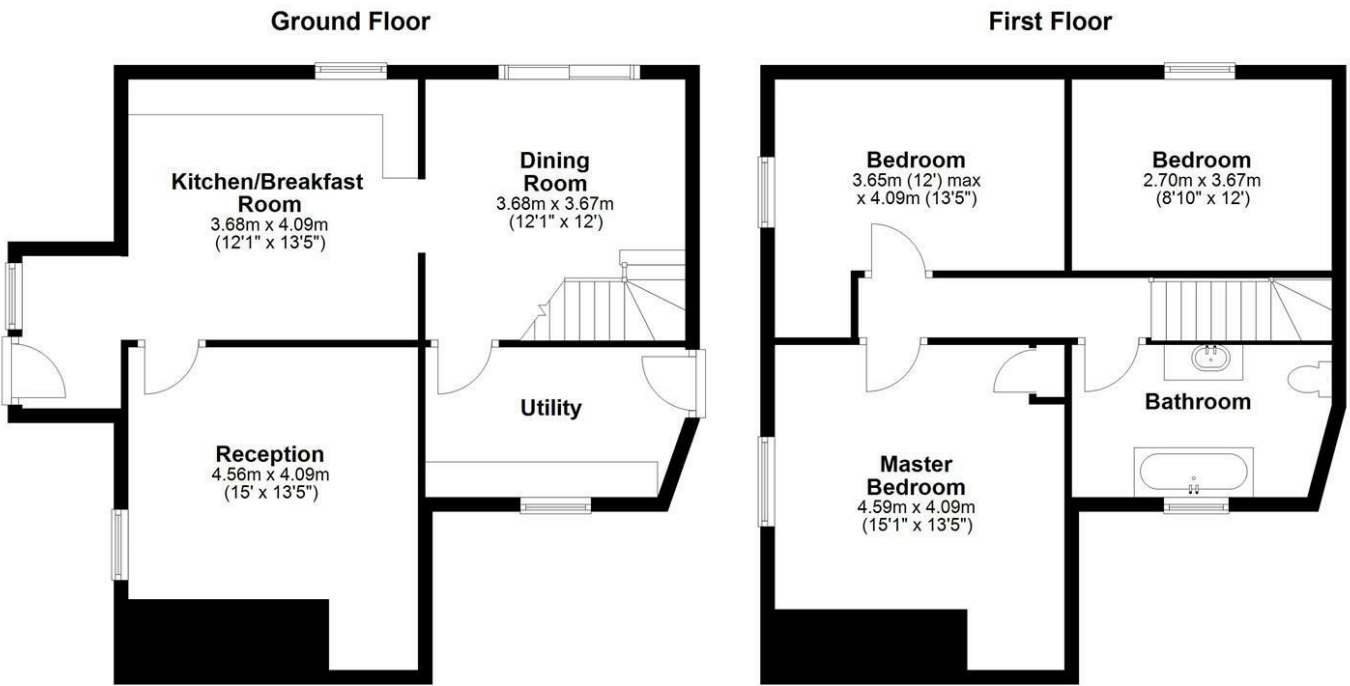
Bath in tiled surround, w.c, wash hand basin with vanity unit below and illuminated wall mirror above, heated towel rail, window to rear, extractor.

Outside

Approached through the gated driveway leading to ample parking area and access to the outbuildings, (with lighting, power and water, owned solar panels generating circa £1500 per year). Lawned area with summer house offering a sunny aspect commanding views over the rolling Welsh hills, an ideal setting for outdoor entertaining.

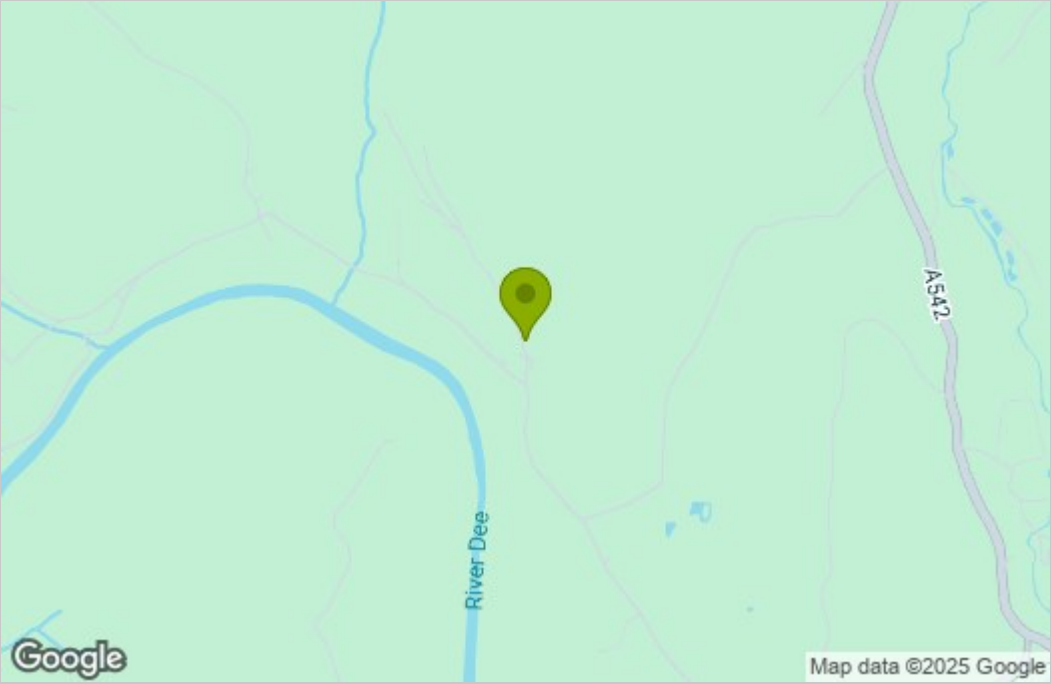


Floor Plan

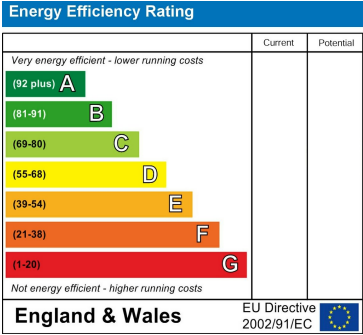


Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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