



Bryn Bedw, Dolywern, Glyn Ceiriog, LL20 7AG

Price £379,950

An immaculate four bedroom detached family home finished to an excellent standard offering versatile living/entertaining space throughout. Set in the picturesque village of Dolywern offering delightful and far reaching views over the surrounding countryside. The property benefits from air source heating system, installation and solar panels, having an Energy rating of B (84). The accommodation briefly comprises open aspect kitchen/breakfast room, reception/diner, conservatory, sitting room, utility and ground floor w.c. The first floor offers a master bedroom with en-suite shower room, three further good sized bedrooms and modern family bathroom. Externally there is a private drive to front with ample parking and timber workshop.

The raised patio and lawnd garden to front offer a tranquil setting, ideal outdoor entertaining.

Location

Glyn Ceiriog is located 6 miles from the Village of Chirk and approx. 7 miles to Llangollen. The Village of Chirk has a 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.

Accommodation

Rear entrance hallway opens with doors off to kitchen and utility room.

Utility Room 6'6" x 9'0" (2.00 x 2.76)

Work surface are with sink, plumbing for washing machine and space for dryer, large storage cupboard and door to:-

Ground Floor W.C

W.C, wash hand basin, extractor fan, window to side and radiator.

Open Aspect Family Living

The impressive kitchen/breakfast room flows through to the reception/formal dining room offering versatile family and entertaining space.

Kitchen/Breakfast Room 17'4" x 15'3" (5.30 x 4.67)

Well appointed fitted kitchen with base and wall units complimented by solid ash work surfaces incorporating sink unit with large window above. Integrated dishwasher, AEG ovens, microwave and grill. Space for American style fridge freezer, island with five ring "Bosch" gas hob and stainless steel extractor fan over, breakfast bar and storage. Radiator, window to side and Oak flooring.

Reception/Formal Dining Room 19'0" x 15'3" (5.81 x 4.67)

A versatile and light room with a continuation of the Oak flooring, feature inset "Clearview" log burner, patio doors lead to:-

Conservatory 7'6" x 11'3" (2.29 x 3.43)

A lovely addition to this spacious family house with far reaching views over the valley and hills beyond, external door to front patio.

Sitting Room 12'2" x 9'8" (3.71 x 2.96)

Commanding delightful views through the square bay window to front, with feature "Charnwood" log burner, radiator and Oak flooring.

On The First Floor

Stairs rise from the reception room to the spacious and light landing with two windows to rear, loft hatch to roof space, radiator and doors off to all rooms.

En-Suite Master Bedroom 12'8" x 15'3" (3.88 x 4.67)

Duel aspect room with windows to side and rear, radiator and door to:-

En-Suite

Double shower enclosure with rainfall shower head and aqua jets, w.c, wash hand basin with vanity unit below and illuminated wall mirror above, fully tiled walls, extractor fan, window to side and radiator.

Bedroom Two 10'0" x 15'3" (3.06 x 4.67)

More enjoyable views to admire from this good sized double bedroom with window to front, radiator and built in over stairs storage cupboard.

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

Double bedroom with far reaching views to front, radiator, loft hatch with pull down ladder.

Bedroom Four 12'2" x 9'8" (3.71 x 2.96)

Currently used as a study, window to side, radiator.

Family Bathroom

Modern family bathroom having bath with mains shower over and glass bi fold screen, w.c, wash hand basin with vanity unit under, fully tiled walls with recessed shelving, under floor heating and decorative tiling to floor, extractor fan, window to rear and large mirror unit with power sockets, demister and lighting.

Outside

Approached over the large gravelled parking area to front, offering ample parking for several vehicles/camper van. Timber workshop (5.97 x 2.92) with power and lighting. External power point and tap.

Steps rise to the front of the house with paved patio area offering a lovely setting to admire the exceptional views, access to the conservatory and steps down to lawned garden with timber playhouse. Paved patio leads to the side entrance and rear of the house with bike and log stores.







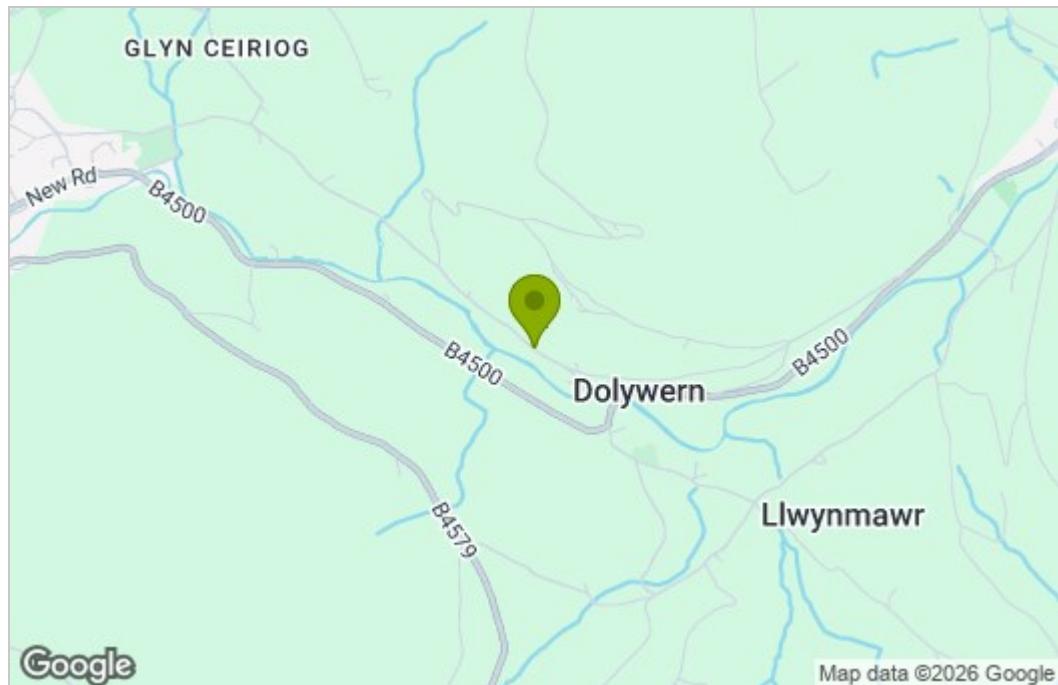
Floor Plan



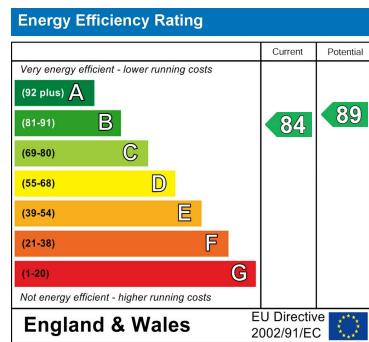
Artist's impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Bryn Bedw

Area Map



Energy Efficiency Graph



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