



FOR SALE

Offers In The Region Of £379,950

Sunny Ridge, Dolywern, Pontfadog, Llangollen, LL20 7AG

Situated within the picturesque Ceiriog Valley, a most well appointed detached dormer style property, offering spacious and flexible accommodation, a gated driveway and gardens with surrounding countryside views.





- Most well appointed accommodation
- Situated within the picturesque Ceiriog Valley
- Detached 2/3 Bedroom Dormer Style Property
- Flexible Living Accommodation
- Ground Floor Bedroom 3 / Office
- Countryside Views

DIRECTIONS

From Chirk, take the Glyn Ceiriog road, at the mini roundabout turn left into Station Road towards Dolywern. After approximately 3 miles you will reach the village of Pontfadog. A short distance after the 20mph speed limit you will pass the local post office and The Swan public house on your right hand side. Proceed 0.5 mile past the Chapel, turn right just before the bridge, up the lane, whereby the property will be viewed to the right hand side.

SITUATION

The hamlet of Dolywern with the River Ceiriog running through benefits from ample lovely country walks, spectacular scenery and access to many outdoor pursuits. The nearby village of Glyn Ceiriog enjoys a convenience store, small shops, hotel, public houses, primary school, church and chapel all of which go to serve the villagers day to day needs. Oswestry is a popular market town situated some 9 miles distant from the property and enjoys a good range of shopping and leisure facilities. The A5 trunk road is some 7 miles distant and gives easy access to Shrewsbury, Telford and The West Midlands and Wrexham, Chester and The Wirral.

DESCRIPTION

Sunny Ridge is a most well appointed detached 2/3 bedroom dormer style property which will no doubt have wide market appeal. The ground floor boasts two/three reception rooms/ground floor bedroom 3 with an attractive modern fitted kitchen/breakfast room, sun room, utility and shower room. To the first floor there are two additional bedrooms both ensuite. Outside there is a gated driveway providing ample off road parking/turning, garage and gardens. A particular feature is the raised decked patio to the rear of the property which enjoys countryside views and provides an ideal entertaining area.

ACCOMMODATION

Steps lead up from the driveway to a part glazed entrance door with side panels which leads into:-

ENTRANCE PORCH

With feature stone flagged floor, recessed spotlighting and internal door to garage. A UPVC part double glazed door with side panels leads into:-

LOUNGE

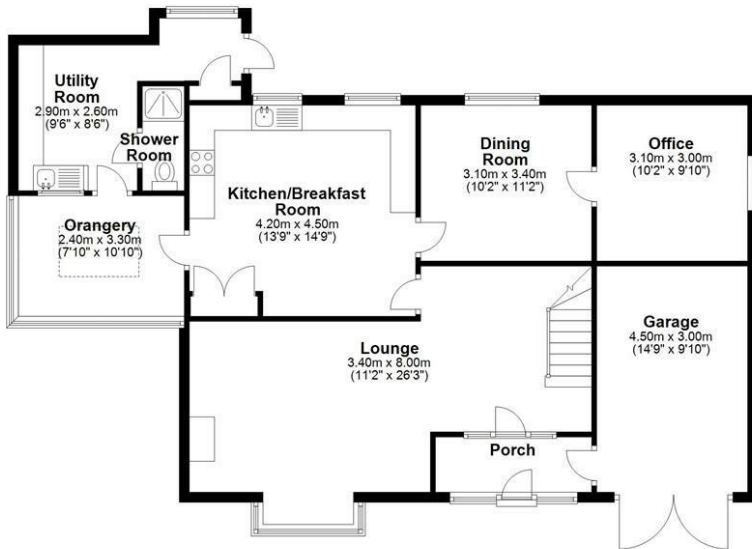
11'1" x 26'2" (3.40m x 8.00m)

UPVC double glazed bay window to front elevation with window seat with storage below, feature log burner set on slate hearth, three radiators, stairs to first floor, built in under stairs storage cupboard.



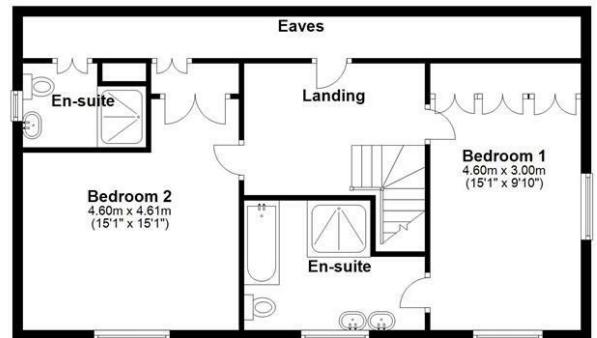
Ground Floor

Approx. 106.5 sq. metres (1146.5 sq. feet)



First Floor

Approx. 69.3 sq. metres (746.4 sq. feet)



Total area: approx. 175.9 sq. metres (1892.9 sq. feet)

Sunny Ridge

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception Room/s



3 Bedroom/s



3 Bath/Shower Room/s



KITCHEN/BREAKFAST ROOM

13'9" x 14'9" (4.20m x 4.50m)

Two UPVC double glazed windows to rear elevation and an attractive range of modern fitted base and eye level units, glazed display cabinet, work surfaces with downlighting, 1 1/2 bowl sink and drainer, integrated double oven, ceramic 4 ring induction hob, stainless steel extractor hood over, inset microwave, space for fridge freezer, integrated dishwasher, radiator, recessed spotlighting, part glazed door to Sun Room, vinyl wood effect flooring.

DINING ROOM

10'2" x 11'1" (3.10m x 3.40m)

UPVC double glazed window to rear elevation and radiator. A part glazed door with steps down into:-

OFFICE/GROUND FLOOR BEDROOM 3

10'2" x 9'10" (3.10m x 3.00m)

UPVC double glazed window to side elevation and radiator.

SUN ROOM

7'10" x 10'9" (2.40m x 3.30m)

UPVC double glazed sliding patio door to front elevation, double glazed windows to front and side, radiator, vinyl wood effect flooring, internal window and part glass panelled door into:-

UTILITY ROOM

9'6" x 8'6" (2.90m x 2.60m)

With a range of base and eye level units, work surfaces, stainless steel sink and drainer, space and plumbing for appliances, exposed ceiling beams, Worcester oil central heating boiler, UPVC double glazed window to rear elevation, built in storage cupboard, radiator, part glazed exterior door to rear and quarry tiled floor.

SHOWER ROOM

With suite comprising a walk in shower, low flush WC, wash hand basin with tiled splashback and mixer tap, heated towel rail, extractor, recessed spotlighting and quarry tiled floor.

FIRST FLOOR LANDING

With Velux window and access to eaves storage. Doors leading off to:-

BEDROOM 1

15'1" x 9'10" (4.60m x 3.00m)

UPVC double glazed windows to front and side elevations with countryside views, radiator and a range of built in wardrobes.

EN-SUITE

UPVC double glazed window to front elevation, white suite comprising: double vanity sink unit with mixer taps and storage below, bath, shower unit with glazed screen/door and tiled surround, low flush WC, heated towel rail, recessed spotlighting, extractor, part tiled walls, vinyl wood effect flooring.

BEDROOM 2

15'1" x 15'1" (4.60m x 4.61m)

UPVC double glazed window to front elevation with pleasant outlook, radiator, built in wardrobes.

EN-SUITE

UPVC double glazed window to side elevation, suite comprising vanity wash hand basin with mixer tap and storage below, low flush WC, shower unit with tiled walls and glazed door, recessed spotlighting, extractor and vinyl tiled effect flooring.

OUTSIDE

A wooden 5 bar gate leads onto an elevated paved driveway providing ample off road parking/turning with access to garage.



GARAGE

14'9" x 9'10" max internal measurement (4.50m x 3.00m max internal measurement)
Twin double wooden doors, power and lighting, useful storage.

THE GARDENS

To the front of the property there is a lawn area of garden, shrub bed, timber garden shed and steps up to a paved patio area with gravel borders. The property benefits from outside lighting. A wrought iron style gate leads to the side of the property which in turn leads to the rear of the property. Steps leads up to an elevated rear garden with oil storage tank and feature decked patio/entertaining area enjoying surrounding countryside views.

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity, oil fired central heating and septic tank drainage are understood to be connected.
None of these services have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently showing as Council Tax Band F. Please confirm the council tax details via Wrexham County Borough Council, The Guild Hall, Wrexham TEL: (01978) 292000 or visit www.gov.uk/council-tax-bands.

VIEWINGS

Halls, 20 Church Street, Oswestry, Shropshire, SY11 2SP.
Tel: 01691 670320. Email: oswestry@hallsgb.com

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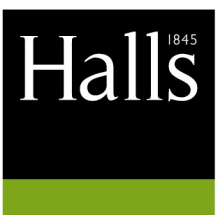
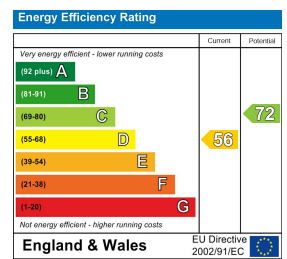
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



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