



FOR SALE

Offers In The Region Of £395,000

Bryn Gwyn, Glyn Ceiriog, Llangollen, LL20 7HD

Situated within the picturesque Ceiriog valley, a detached 4 bedroom cottage style bungalow set in gardens and woodland extending to approximately 1.7 acres. Viewing fully recommended.





- Situated within the picturesque Ceiriog valley
- Detached 4 bedroom cottage style bungalow
- Lounge, Kitchen/Dining Room
- Bedroom 1 with Ensuite
- Set-in gardens and woodland extending to approximately 1.7 acres
- Viewing fully recommended

DIRECTIONS

On entering the village of Glyn Ceiriog (from Chirk direction) proceed and take the left turning at the roundabout in the centre of the village (Selattyn Road). Continue over the bridge and take the first turning on the right where the property will be observed on the left hand side.

SITUATION

The property is situated within the picturesque Ceiriog valley which benefits from ample lovely country walks, spectacular scenery and access to many outdoor pursuits. The 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

Bryn Gwyn is a detached 4 bedroom cottage style bungalow which enjoys an elevated position overlooking the village and river below. Benefitting from gardens and woodland extending to approximately 1.7 acres or thereabouts. The accommodation comprises: Entrance Hall, Kitchen/Dining Room, Bathroom, Lounge, Inner Hall, Bedroom 1 Ensuite and 3 Further Bedrooms. The property also benefits from a range of useful outside stores. Viewing is fully recommended.

ACCOMMODATION

A UPVC part double glazed entrance door leads into:-

ENTRANCE HALL

With radiator and central heating thermostat control leading into:-

KITCHEN/DINING ROOM

16'0" x 13'9" (4.90m x 4.20m)

With UPVC double glazed windows to side and rear elevations, UPVC part double glazed exterior door, a range of fitted wall and floor units, work surfaces, stainless steel 1 1/2 bowl sink and drainer with mixer tap, space and plumbing for appliances, radiator,

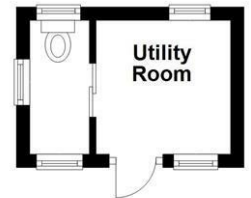
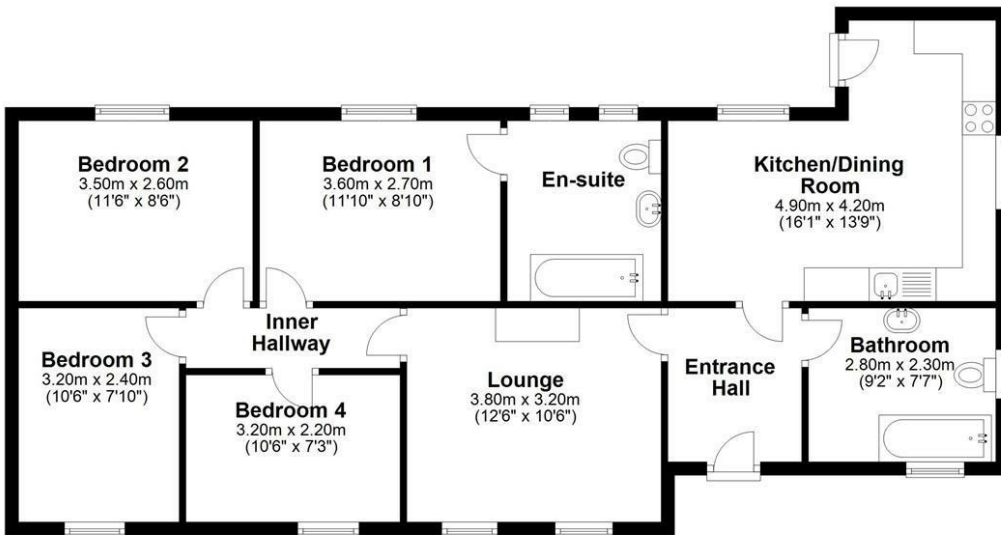
BATHROOM

With UPVC double glazed windows to front and side elevations, white suite comprising: low flush WC, pedestal wash hand basin with tiled splashback, panelled bath with tiled surround, glazed screen and 'Triton' shower over, radiator.



Ground Floor

Main area: approx. 86.1 sq. metres (926.2 sq. feet)
 Plus outbuildings, approx. 6.0 sq. metres (64.6 sq. feet)



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Bryn Gwyn

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.



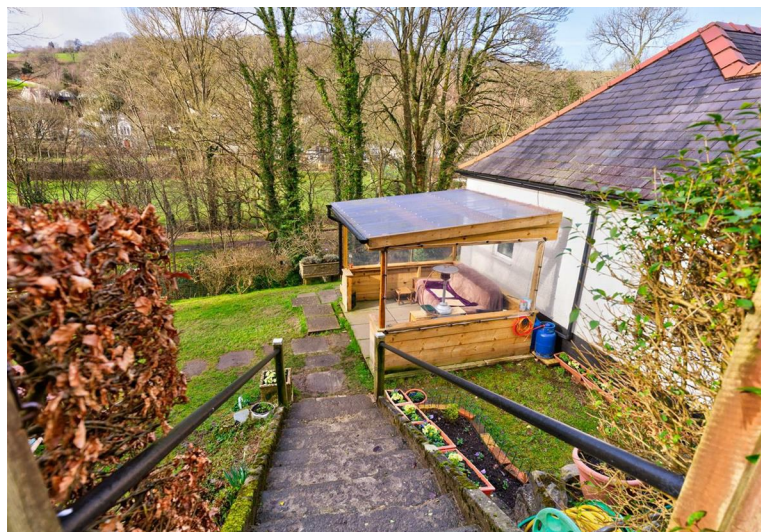
1 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



LOUNGE

12'5" x 10'5" (3.80m x 3.20m)

With two UPVC double glazed windows to the front elevation, radiator, cast iron log burner with exposed brickwork and flagged hearth.

INNER HALLWAY

With loft hatch and smoke detector, leading to:-

BEDROOM 1

11'9" x 8'10" (3.60m x 2.70m)

With UPVC double glazed window to rear elevation, radiator.

ENSUITE

With two UPVC double glazed windows to rear elevations, white suite comprising: low flush WC, pedestal wash hand basin with tiled splash back, panelled bath with tiled surround, mixer tap/shower attachment and glazed screen, heated towel rail, loft hatch, electric 'Dimplex' heater, extractor.

BEDROOM 2

11'5" x 8'6" (3.50m x 2.60m)

With UPVC double glazed window to rear elevation, radiator.

BEDROOM 3

10'5" x 7'10" (3.20m x 2.40m)

With UPVC double glazed window to front elevation, radiator.

BEDROOM 4

10'5" x 7'2" (3.20m x 2.20m)

With UPVC double glazed window to front elevation, radiator.

OUTSIDE

The property is accessed from the lane up a driveway which leads to a parking area and two wooden garden sheds (one with power and internet connectivity as advised by our vendors). A timber pedestrian gate with steps leading down into:-

THE GARDENS

There are terraced lawned gardens which enjoy a lovely elevated position overlooking the village and river below together with a variety of fruit trees. A particular feature is the covered entertaining area to the side of the property together with a useful outbuilding providing further utility space and WC. To the rear of the property there is an external oil fired central heating boiler and oil storage tank. A most delightful area of woodland is accessed across the driveway leading up to a level area of ground providing an ideal entertaining area with caravan and greenhouse. The woodland also enjoys lovely elevated views over the picturesque Ceiriog valley and provides an abundance of wildlife and specimen trees.

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 private 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 D. 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.

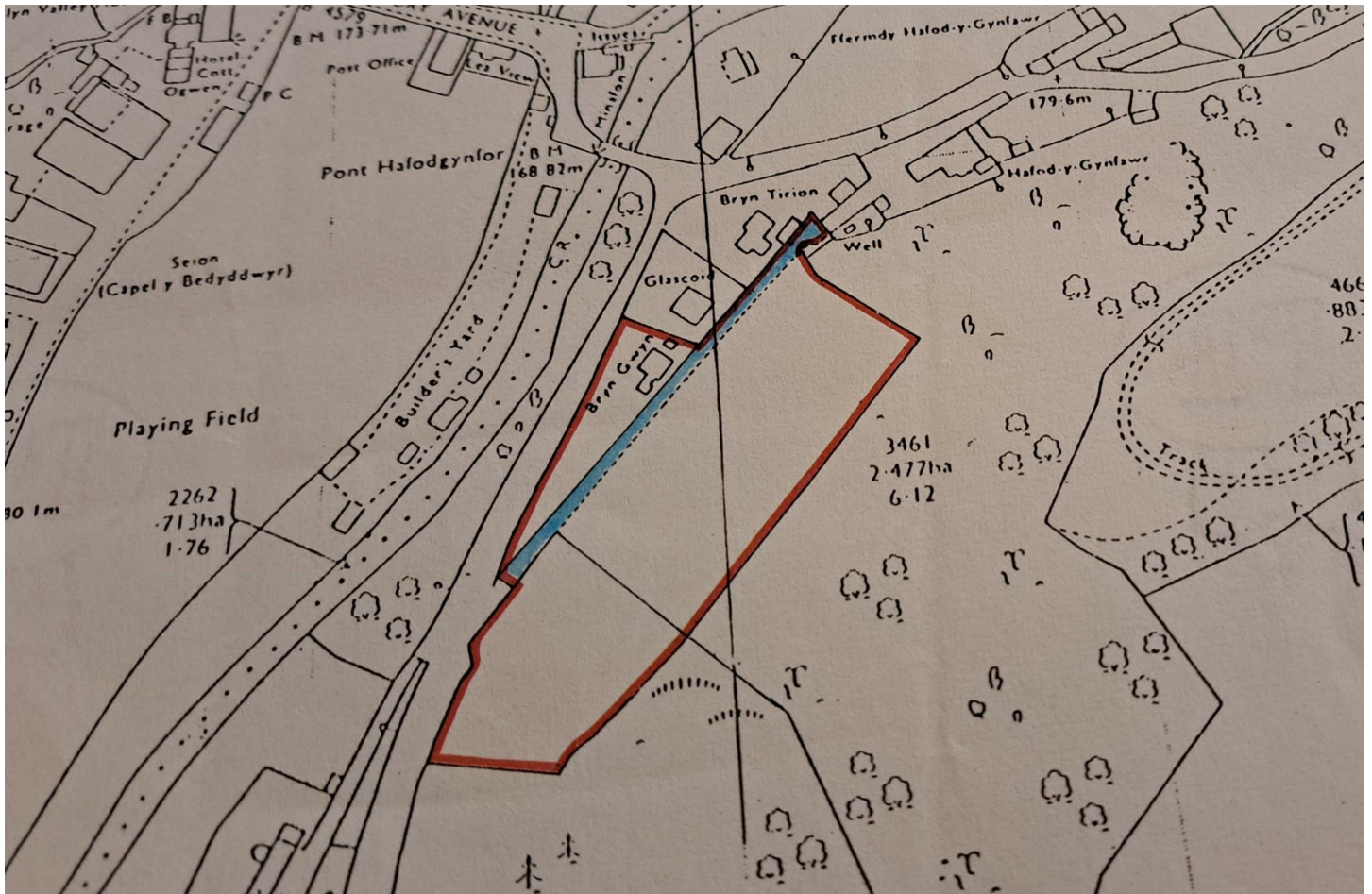
VIEWINGS

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



FOR SALE

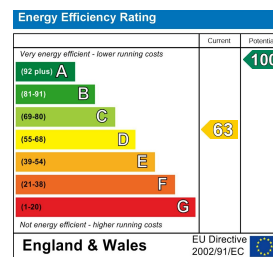
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a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



01691 670 320

Oswestry Sales
20 Church Street, Oswestry, SY11 2SP
E: oswestry@hallsgb.com



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