



FOR SALE

Offers In The Region Of £475,000

Old Road Dolywern, Nr Pontfadog, Llangollen, LL20 7AG

An attractively proportioned and well designed, detached, country house with double garage and charming landscaped gardens, whilst set slightly elevated on the fringe of a popular hamlet with lovely views to the fore and located in the sought after Glyn Ceiriog Valley.





- Individual Detached Country House
- Well Proportioned Layout
- Scope To Incorporate Own Tastes
- Double Garage with Good Additional Parking
- Pretty Gardens, Abundantly Stocked
- Scenic Locality

DIRECTIONS

From Chirk, take the B4500 road for Glyn Ceiriog, continue on for about three miles to Pontfadog. Leave the village and travel for about 0.3 mile and take a right turning signed Old Road. Follow this lane (narrow) to a crossroad junction and proceed straight across and then after a further 0.3 mile, the property will be seen on the right hand side.

SITUATION

The property itself is set elevated on the fringe of the village, with a lovely aspect to the front. The hamlet of Dolywern with the River Ceiriog running through, benefits from 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 from the property and enjoys a good range of shopping and leisure facilities. The A5 trunk road is some 7 miles and gives easy access to Shrewsbury, Telford and The West Midlands and Wrexham, Chester and The Wirral.

DESCRIPTION

This attractively detached country house, sits in a lovely elevated position, set against a wooded background with mature surroundings. The house is traditionally designed and features a particularly generous size reception hall with a useful guest cloak/WC off. For those who work from home, there is a good size study, which can alternatively be utilised as a snug. The sitting room, which extends to just over 22 feet in length, features a brick fireplace with LPG gas burning stove and twin doors to the rear, leading out on to a lovely garden area. There is a separate dining room, immediately adjacent to the breakfast kitchen and families will be pleased to note the provision of a utility room. On the first floor, the principal bedroom incorporates an ensuite shower room, whilst the remaining three bedrooms are then served by a family combined bath/shower room. Prospective purchasers may wish to note that there is an excellent opportunity for those who are seeking a property to incorporate their own style and fittings.

Outside, the property is approached over an attractive brick paved driveway leading to a parking area for multiple cars and a detached double garage. The gardens have been extensively landscaped with various areas of interest and well stocked.

ACCOMMODATION

PORCH

RECEPTION HALL

A lovely, well proportioned area having staircase with understairs storage cupboard.

GUEST CLOAKS/WC

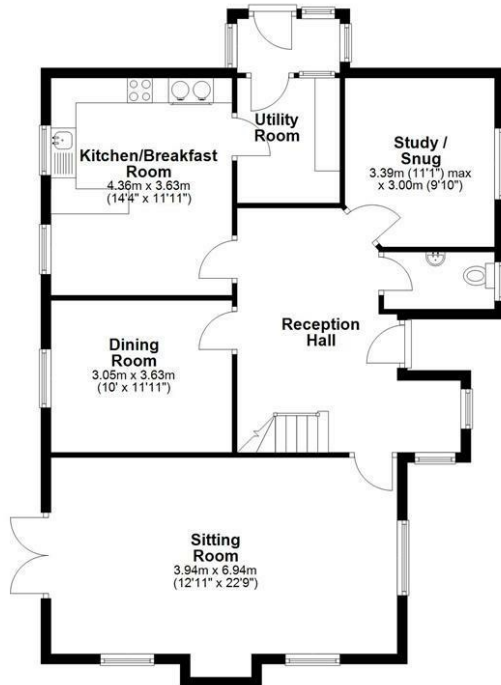
With wash hand basin, close coupled WC, tiled floor and part walls.

STUDY

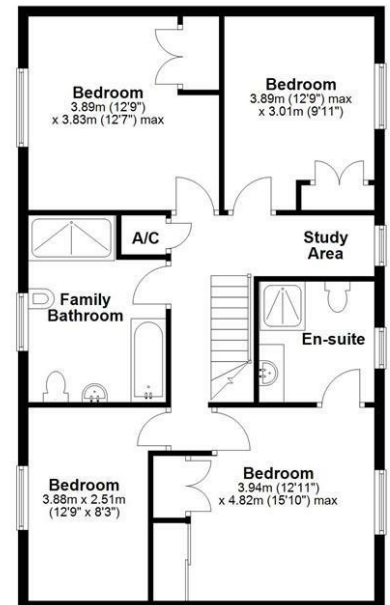
With coved ceiling, front window aspect.



Ground Floor



First Floor



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.

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



4 Bedroom/s



2 Bath/Shower Room/s



SITTING ROOM

With coved ceiling and light roses, a feature brick fireplace incorporating gas (LPG) log effect stove set on raised slate hearth, triple window aspect, in addition to double glazed twin French doors leading out to the rear garden.

DINING ROOM

With coved ceiling and rear window aspect.

KITCHEN / BREAKFAST ROOM

With tiled floor, range of kitchen fittings finished in light oak and also comprising fitted work surfaces with built-in stainless steel sink unit, tiled splash areas, built-in ELECTRIC HOB UNIT, integrated EXTRACTOR HOOD OVER, built-in ELECTRIC LOW LEVEL OVEN, excellent range of base and eye level oak faced units, including cupboards and drawers, integrated REFRIDGERATOR, arched range recess, exposed brick and tiled walls incorporating an oil fired STANLEY RANGE COOKER, which also serves the central heating system.

UTILITY ROOM

With tiled floor, fitted worktop with base storage cupboard, ample space for upright freezer, together with space and plumbing for washing machine and dishwasher, wall shelving, external inner entrance door leading out to:

SIDE PORCH

With tiled floor and external entrance door.

FIRST FLOOR LANDING

With return landing area for possible use as library/study area. Coved ceiling and built-in airing cupboard containing insulated hot water cylinder with immersion heater and slatted shelving. Access to loft space.

PRINCIPAL BEDROOM 1

With coved ceiling and two built-in double wardrobes, one having mirrored doors, front window aspect with a lovely view over the valley.

ENSUITE SHOWER ROOM

With tiled shower cubicle having electric Mylar shower unit, vanity unit with inset wash hand basin, tiled splash and cupboard under, electric shaver socket, mirrored wall cabinet, and close coupled WC.



BEDROOM 2

With coved ceiling and fitted double wardrobe, front window aspect with lovely view over the valley.

BEDROOM 3

With coved ceiling and fitted wardrobe. Rear window aspect over the garden.

BEDROOM 4

With coved ceiling and access to roof space. Rear window aspect over the garden.

FAMILY BATH/SHOWER ROOM

With panel bath having tiled splash, pedestal wash hand basin, close coupled WC, bidet, further part tiled walls and electric shaver socket, tiled shower cubicle with direct feed shower unit.

OUTSIDE

The property is approached off Old Road onto a tarmacadam entrance, which links into a block paved driveway, extending to a parking area in front of the garage and then an additional side gravelled parking area with space for up to three/four cars.

DETACHED DOUBLE GARAGE

With two up and over entrance doors - one being electric/automatic. Internal space utilised as workshop area, power and lighting. Roof storage space. Side pedestrian access door. INTEGRAL SEPARATE WC with tiled floor and low flush WC. Built-in storage cupboard. External cold water tap and lighting.

THE GARDENS

These have been attractively landscaped and abundantly stocked. Adjacent to the parking at the front is a small lawn with privet and natural hedgerow, together with mature laurel shrubs. Adjacent to the garage are climbing plants, whilst steps off the parking area are flanked by stone walling and rise to a terrace with a further small lawn, privet hedges and beds incorporating various specimen shrubs and heathers. Access is gained down both flanks of the house. At the rear, the garden incorporates a number of features being terraced and including a lawn with path, circular raised ornamental pond and ornamental water pump with water plants. Feature semi-circular stone wall flanked by herbaceous beds and flowering shrubs. STONE STORE. A path rises to the mid level terrace with a lawn, laurel and fruit tree, together with shrubs and an aluminium framed GREENHOUSE.



GENERAL REMARKS

FIXTURES AND FITTINGS

The fitted carpets as laid, most light fittings and most curtains are included in the sale. Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity and drainage are understood to be connected. Oil fired central heating system.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently showing as Council Tax Band G. Please confirm the council tax details via Wrexham County Borough Council on 01978 298993 or visit www.wrexham.gov.uk.

VIEWINGS

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

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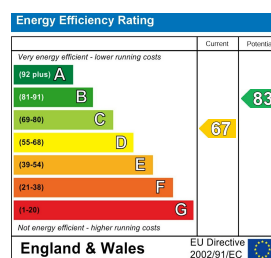
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670 320

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



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