



FOR SALE

Offers In The Region Of £485,000

## Plas Celyn, Pentre, Chirk, Wrexham, LL14 5AW

A handsome and deceptively spacious semi-detached Victorian family house offering wonderful traditional features and a versatile layout, set in attractive gardens with a useful outbuilding/garage, whilst set down an enviable country lane with views to the fore.





- Delightful Victorian Family Home
- Spacious 3 Storey Accommodation
- Numerous Traditional Features
- Attractive Gardens with Outbuilding
- Lovely Semi Rural Position
- Easy Access to Commuter Routes

#### DIRECTIONS

From Oswestry take the B5069 turning left onto the A5 before Gobowen. Upon reaching the next roundabout take the second exit signposted Chirk. Proceed through the town of Chirk and at the next roundabout take the first exit signposted Llangollen. After half a mile turn right onto B5605 signposted Cefn Mawr. In a quarter of a mile and immediately after the first bend and crossing two bridges (canal and railway) turn right into village. Proceed along the lane with hedge on right past school on left. At junction with post box on right continue into the dead end straight ahead., Plas Celyn is the last house on the left hand side at the end of the lane.

#### SITUATION

The hamlet of Pentre is only a short walk from Offas Dyke and Llangollen Canal, and benefits from a local primary school.

Chirk is based 2 miles away with a range of facilities including small independent shops and convenience stores, post office, train station, garages, cottage hospital, doctors surgery, hotel, leisure centre/swimming pool and cafes/take-aways to serve day to day needs.

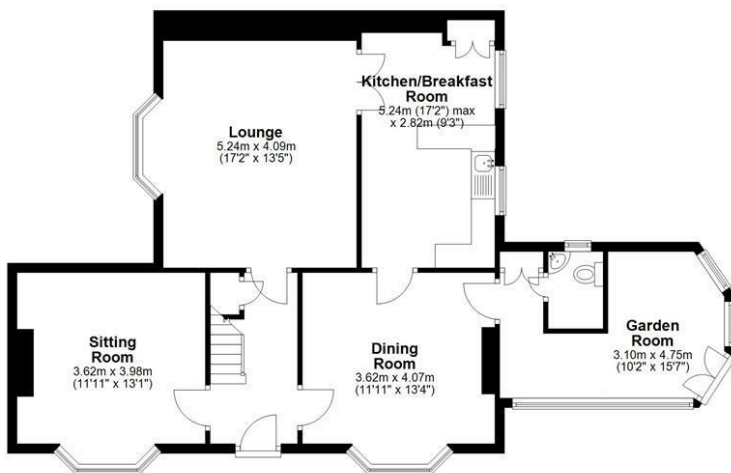
Larger shopping facilities are available in Wrexham (10 miles) and Oswestry (9 miles) whilst the A483/A5 give easy access to other centres such as Shrewsbury and the Midlands and Chester, Merseyside and the North West. Nearby attractions include Chirk Castle, Froncysyllte Aqueduct, Offas Dyke Path and the town of Llangollen.

#### DESCRIPTION

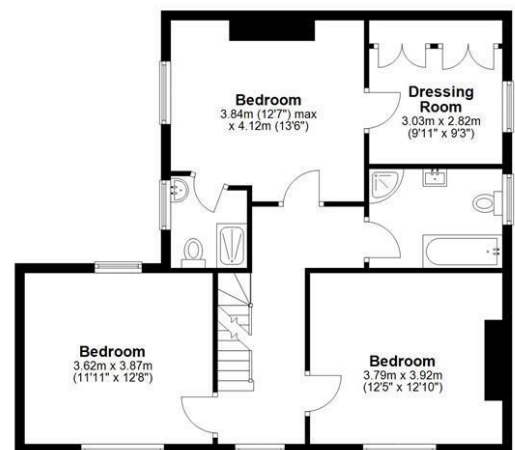
Plas Celyn offers a rare opportunity to acquire such an individual Victorian home and whilst being semi-detached this belies the wonderful space and natural light to the accommodation design. There are numerous traditional features, including a useful cellar, two of the main reception rooms have woodburning stoves whilst the third reception room has an ornamental fireplace. The conservatory enjoys a lovely outlook onto the garden and also provides a useful entry to the main house. The kitchen has been replaced by the current owners and offers good storage space, a selection of appliances and a designated breakfast area again with a lovely window view onto the garden. On the first floor Bedroom 1 features an en-suite shower room and a dressing room/5th bedroom. The remaining two bedrooms are served by the main combined family bath/shower room. On the second floor there is the principal bedroom which is particularly generous in size and has a lovely mezzanine level which can be used for reading or as a study area and in addition there is an en-suite shower room. Outside there are lovely lawned gardens, seating areas, wood storage and a traditional brick outbuilding which could be converted for various uses - subject to planning consent. This building is currently used as a garage.



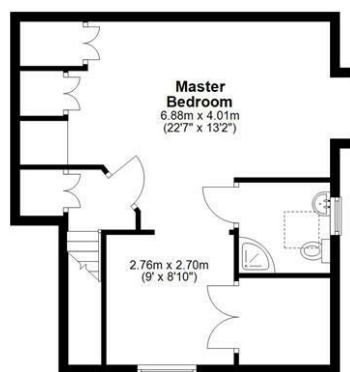
**Ground Floor**  
Approx. 81.7 sq. metres (879.7 sq. feet)



**First Floor**  
Approx. 74.1 sq. metres (797.5 sq. feet)



**Second Floor**  
Approx. 45.0 sq. metres (484.1 sq. feet)



Total area: approx. 200.8 sq. metres (2161.3 sq. feet)

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.

Plas Celyn KAD, \*

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



3 Bath/Shower Room/s



#### COVERED ENTRANCE PORCH

Ornate timber structure with quarry tiled floor, solid wood front door with feature fan light window.

#### RECEPTION HALL

With tiled floor, staircase leading to First Floor Landing.

#### CELLAR

Ideal for storage. Oil fired central heating boiler.

#### SITTING ROOM

With double glazed bay window to the front elevation, decorative fireplace with brick surround and timber mantle over, maple flooring.

#### DINING ROOM

With double glazed bay window to front elevation, wood burning stove set within chimney breast and tiled surround, tiled floor.

#### CONSERVATORY

With French doors leading out to the front garden, quarry tiled floor, quarry tiled sill, cloaks cupboard.

#### UTILITY ROOM/CLOAKROOM (INTEGRAL)

With low flush WC, wash hand basin with tiled splashback, space and plumbing for washing machine.

#### KITCHEN/BREAKFAST ROOM

With attractive wood effect ceramic tiled floor. Contemporary kitchen fittings to include good size quartz worktop incorporating drainer and built in one and a half bowl Franke sink unit with mixer tap. Built-in ELECTRIC NEFF INDUCTION HOB UNIT with FILTER HOOD OVER. Built-in ELECTRIC NEFF DOUBLE OVEN. An attractive range of modern painted Shaker style kitchen units with solid pine carcasses comprising cupboards and drawers. Separate matching floor to ceiling larder unit. Corner unit with pull out integrated trays. INTEGRATED DISHWASHER. Space for American style fridge/freezer, breakfast table area with lovely window aspect out onto the garden. Ceiling and separate triple lighting unit, timber and glazed twin doors leading through to:

#### LOUNGE

With double glazed bay window with window seat, recessed niches providing storage space, feature Parkray wood stove set within chimney breast with quarry tiled hearth



#### BEDROOM 1

With double glazed window to the side elevation.

#### EN-SUITE SHOWER ROOM

With low level flush WC, vanity unit, corner shower unit housing Triton shower with glazed screen, tiled walls, wood effect vinyl flooring.

#### DRESSING ROOM/BEDROOM 5

A range of wall to wall wardrobes with cupboards over.

#### BATHROOM/SHOWER ROOM

With vanity unit having infrared lit mirror over, low level flush WC, panelled bath with mixer tap and shower attachment, electric corner shower enclosure, part tiled walls, extractor fan, wood effect vinyl floor covering.

#### BEDROOM 2

With double glazed window to the front elevation.

#### BEDROOM 3

A dual aspect room with double glazed windows to the front and rear elevations.

#### SECOND FLOOR LANDING

With built-in storage cupboard.

#### PRINCIPAL BEDROOM 4

A substantial L shaped room with part vaulted ceiling showcasing exposed beams, side dormer window aspect over the garden. Steps to a MEZZANINE LEVEL with exposed pine floor and providing a versatile area for either seating, reading area or alternatively as a study area, whilst having a front window aspect providing extensive views towards the hills in the distance. Built-in double linen cupboard with shelving, additional eaves storage space. The bedroom area also has built-in double storage cupboard.

#### EN-SUITE SHOWER ROOM

With corner shower cubicle having a direct feed shower unit with rain head and handheld attachment, close coupled WC, vanity unit with tiled splash, chrome ladder radiator, wall mounted infrared mirror unit, wood effect vinyl floor covering.



#### **OUTSIDE**

Approached through a gated entrance onto a private driveway (the initial area is shared with the neighbour). This leads to a parking area.

#### **GARAGE/WORKSHOP**

Of brick construction and clay tiled roof. Sliding vehicular metal entrance door providing direct access from the lane and a separate pedestrian door from the garden. It has possible development potential subject to appropriate approval/planning permission as required. It is believed that this building has been reduced in height to remove a previous floor at attic level that was possibly a hay loft when the building was a working stable.

#### **WOOD STORES**

There are two wood stores which are timber lean-to structures attached to the garage/workshop building. Oil storage tank.

#### **GARDENS**

These mainly extend around the house off two elevations and are divided by the gravel driveway. Comprising an ornamental gravelled landscaped area immediately to the front of the house with circular paving. To the front boundary is a wicket gate with block pavier pathway which extends across the frontage of the house and links to the drive. There are various areas of lawn together with a good size mixed hedgerow along the frontage which provides privacy. Borders are well stocked with a mixture of flowering shrubs, herbaceous plants and a mature Yew tree. A pathway extends down the side of the house to a lovely part brick walled enclosed and timber panelled gravel courtyard area which ideal for sitting out in the summer months.

#### **GENERAL REMARKS**

##### **SERVICES**

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

##### **TENURE**

We understand that the property is Freehold.

##### **COUNCIL TAX**

The property is currently in Band G - Wrexham County Borough Council.

##### **FIXTURES AND FITTINGS**

Fitted carpets as laid are included.

##### **VIEWINGS**

Strictly by appointment through the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

FOR SALE

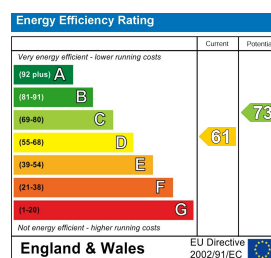
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**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend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



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