

**FOR SALE**

Offers in the region of £279,950

Ty Melyn Berwyn, Llangollen, LL20 8AL

**NEW ON THE MARKET**

Situated in the picturesque Berwyn area just outside Llangollen (listed as being in an Area of Outstanding Natural Beauty), Ty Melyn perfectly blends traditional aesthetics with contemporary updates to create a warm and inviting home. This two-bedroom detached cottage stands in an elevated position, offering sweeping views of the lush Welsh countryside, providing an idyllic setting for a serene lifestyle. The property offers a host of original features such as ceiling beams and quarry tiled floors coupled with a fitted log burner in the living room.







- Immaculately Presented Period Cottage
- Featuring a Host of Original Features
- Ceiling Beams, Quarry Tiled Floors
- Inglenook Fireplace and Log Burner
- Two Sizable Outbuildings
- Stunning Mountain Views

## DIRECTIONS

From the historic heart of Llangollen, head west on Castle Street toward the iconic Bridge Street/A5. As you proceed, enjoy a brief journey through the scenic gateway of North Wales, where the River Dee accompanies you, highlighting the area's renowned beauty and tranquility. At the traffic lights, continue straight to stay on the A5, a main artery that ensures swift connectivity to major neighbouring cities and tourist attractions.

After about 1.5 miles, just past The White Waters Hotel - a landmark known for its riverside charm - turn left onto Berwyn Road. This road is less travelled and offers a serene drive, hinting at the peaceful setting you'll find at Ty Melyn. Follow Berwyn Road for approximately one-third of a mile.

Upon arrival, Ty Melyn greets you on the right-hand side. It is discreetly marked and features a welcoming gate that leads into the property's private parking area. The surrounding landscape is a testament to the property's privacy and exclusivity, offering panoramic views that capture the essence of rural Welsh living.

For Visitors Using GPS: Enter the postcode LL20 8AL or use the what3words location: [///inserts.starlit.proxy](#) for precise location details right to the entrance.

Public Transport: For those preferring public transport, Chirk Station is conveniently located about 15 minutes away by car, with regular train services connecting you to larger urban centres and providing an easy commute for guests or family visits. Local bus services from Llangollen town centre also offer a sustainable option for reaching nearby amenities and exploring the lush countryside.

## SITUATION

Ty Melyn is situated in a captivating rural setting just outside the historic market town of Llangollen, renowned for its vibrant culture and stunning natural beauty. The property enjoys an elevated position within the serene Berwyn area, providing breath taking views of the surrounding Welsh countryside - an ideal backdrop for a tranquil lifestyle.

Nestled on the edge of the Dee Valley, Ty Melyn benefits from the tranquility of its rural locale while remaining highly accessible to major transportation routes. The A5 road, a vital link between North Wales and the Midlands, is just minutes away, offering easy access to Chester, Wrexham, Oswestry, and Shrewsbury. This connectivity is perfect for commuters or those wishing to explore the rich heritage and natural wonders of the region.

Llangollen itself is a hub of activity and tradition, hosting the International Eisteddfod annually, which attracts visitors and performers from around the globe. The town is well-equipped with a range of amenities including excellent schools, a health centre, and a variety of shops and boutiques, making it an ideal place for families and professionals alike. Outdoor enthusiasts will find plenty to enjoy with nearby hiking trails, kayaking opportunities, and cycling routes along the picturesque Llangollen Canal.

For those reliant on public transport, Chirk Station is conveniently located within a short drive and offers regular train services to major cities, enhancing the property's appeal to those who frequent urban areas but cherish a countryside home.

In summary, Ty Melyn's situation combines the peace of rural living with the convenience of urban accessibility, offering a balanced lifestyle amidst one of the UK's most scenic settings.

## DESCRIPTION

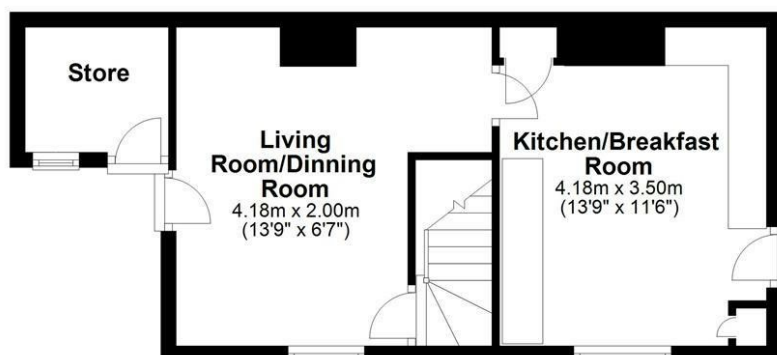
Situated in the picturesque Berwyn area just outside Llangollen, Ty Melyn perfectly blends traditional aesthetics with contemporary updates to create a warm and inviting home. This two-bedroom detached cottage stands in an elevated position, offering sweeping views of the lush Welsh countryside, providing an idyllic setting for a serene lifestyle.

Home Details: The living room, a cosy retreat for relaxation and family gatherings, features a wood burner set against a backdrop of tertiary glazed PVCu windows, enhancing the room's warmth and energy efficiency. These windows, combined with secondary glazing on the ground floor, ensure a tranquil and comfortable living environment regardless of the season.

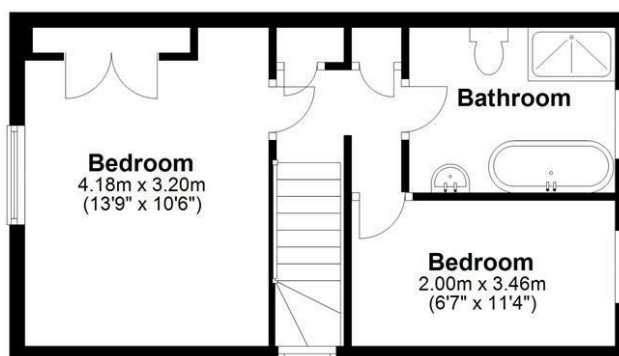
The kitchen/breakfast room serves as the heart of the home, equipped with recently updated modern wall and base units and wooden worktops that include an integrated kitchen suite. A Belfast sink and space for a range-style cooker add a rustic charm, making it a delightful space for cooking and entertaining. The room's design is completed with a beamed ceiling and quarry-tiled floors, maintaining the cottage's characterful vibe.



### Ground Floor



### First Floor



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. [www.propertyphotographix.com](http://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.





1 Reception  
Room/s



2 Bedroom/s



1 Bath/Shower  
Room/s



**Bedrooms:** The property offers two well-sized bedrooms, with the master bedroom benefiting from built-in storage solutions. Both rooms provide peaceful views and are designed to facilitate restful sleep, enhanced by the quiet surroundings.

**Bathroom:** A luxuriously appointed family bathroom features a four-piece suite including a roll-top bath and a separate shower cubicle, offering a spa-like atmosphere for relaxation and rejuvenation.

**Additional Spaces:** Outside, the property boasts a private patio and a sprawling lawned garden, which offers extensive space for outdoor activities and gardening. Notably, Ty Melyn includes two robust outhouses, both equipped with power. The larger of the two outhouses is particularly versatile, featuring an integrated kitchen, and a shower unit. This space is ripe for development into additional living quarters, a home office, or a studio, subject to the necessary planning consents.

#### LIVING ROOM

The living room is the heart of Ty Melyn, offering a warm and inviting space. Equipped with a robust wood burner for cozy evenings, the room features tertiary glazed PVCu windows complemented by secondary glazing on the ground floor, ensuring a tranquil atmosphere. The quarry-tiled flooring and beamed ceiling add to the rustic charm of this welcoming space, perfect for relaxation and family gatherings.

#### KITCHEN/BREAKFAST ROOM

This kitchen combines functionality with country elegance. Recently updated with modern wall and base units topped with wooden worktops, it includes an integrated kitchen suite that blends seamlessly into the space. A Belfast sink and provision for a range-style cooker are key highlights, along with the integral fridge/freezer and slimline dishwasher. The beamed ceiling and quarry-tiled floor maintain the cottage's traditional feel, making this kitchen both practical and picturesque.

#### PRIMARY BEDROOM

The primary bedroom is a sanctuary of calm, offering ample storage with built-in wardrobes and peaceful countryside views. Tertiary glazed windows ensure a quiet, restful environment.

#### SECOND BEDROOM

Smaller yet equally serene, this bedroom is ideal for children or guests. It features exposed wooden floorboards and enjoys the same peaceful views and noise-reducing glazing as the master bedroom.

#### BATHROOM

The family bathroom is a retreat in itself, featuring a luxurious four-piece suite that includes a roll-top bath and a separate shower cubicle. The elegant tiling, heated towel rail, and tasteful down-lighters create a spa-like atmosphere, making it a perfect place for unwinding.

#### OUTBUILDING ONE

A large outhouse equipped with power, integrated kitchen, and a shower unit (neither of these are currently connected to water or gas). This versatile space offers potential for conversion into additional living quarters, an office, or creative studio, subject to planning consent.

#### OUTBUILDING TWO

A smaller structure, also with power, currently serves as a storage and utility space but could be adapted for various uses such as a workshop or garden equipment store.

#### PATIO AREA

Accessed via the Kitchen, the private patio area is ideal for outdoor dining and relaxation, enclosed for privacy and comfort.

#### GARDEN

The long, lawned garden provides a secure and private environment for family activities, surrounded by the picturesque Welsh countryside.

#### GENERAL REMARKS

#### FIXTURES & FITTINGS

Ty Melyn features a thoughtfully curated selection of fixtures and fittings that enhance both its functionality and aesthetic appeal. These are carefully chosen to complement the home's traditional charm while providing modern comfort and efficiency.

Included Fixtures and Fittings:

**Windows:** All windows are fitted with PVCu double-glazing, with tertiary glazing on the ground floor, ensuring excellent insulation and soundproofing throughout the home. This contributes to a quiet, comfortable living environment.

**Heating Systems:** The property includes a Calor Gas combination boiler and a charming wood burner in the living room. These systems provide reliable and efficient heating solutions, suitable for all seasons.

**Kitchen Appliances and Fixtures:** Integrated Appliances: The kitchen is equipped with a high-quality integral fridge and freezer, and a slimline dishwasher, seamlessly integrated into the cabinetry. Belfast Sink: A classic Belfast sink with a modern mixer tap enhances the kitchen's functionality and style.

**Range-Style Cooker:** Space is allocated for a range-style cooker, ideal for gourmet cooking and entertaining.

**Bathroom Suite:** The family bathroom includes a luxurious four-piece suite with a roll-top bath, separate shower cubicle, low-level WC, and a pedestal wash hand basin. These are complemented by high-end fixtures such as heated towel rails and tasteful down-lighters, creating a spa-like atmosphere.

**Flooring:** Throughout the home, quality flooring materials are used, including quarry tiles in the kitchen and living room, carpet in the primary bedroom and wooden floorboards in the second bedroom, maintaining the property's rustic charm.

**Lighting:** Elegant lighting fixtures are installed throughout the property, including down-lighters in the bathroom and kitchen, which provide ample lighting while enhancing the overall ambience of each space.

**Storage Solutions:**

**Built-in Wardrobes:** The master bedroom features spacious built-in wardrobes, offering ample storage space without compromising the room's aesthetic.

**Kitchen Cabinetry:** Modern wall and base units in the kitchen provide plenty of storage and workspace, finished with complementary wooden worktops.

**Outbuilding Amenities:**

The larger outbuilding includes power, an integrated kitchen, and a shower unit (neither of these are currently connected to water or gas), ready to be developed further into additional living space or a professional workspace.

**Additional Information:**

All fittings and fixtures are selected to ensure they meet the needs of modern living while respecting the property's historical integrity. Prospective buyers will find that Ty Melyn is equipped with all necessary conveniences, making it a truly turn-key home ready for immediate occupancy and enjoyment.

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

**SERVICES**

Mains water, electricity and drainage are understood to be connected. Calor gas central heating is installed. None of these 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 council tax details via Denbighshire Council on 01824 706000 or visit <https://www.tax.service.gov.uk/check-council-tax-band/search>

**ANTI-MONEY LAUNDERING (AML) CHECKS**

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

**VIEWINGS**

Via the Agent's Halls, 21 Church Street, Oswestry, SY11 2SP - 01691 670320.



# FOR SALE

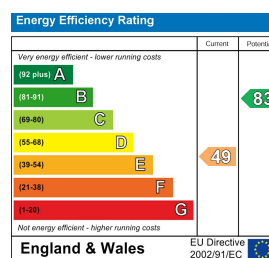
## Ty Melyn Berwyn, Llangollen, LL20 8AL



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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@halls.gb.com](mailto:oswestry@halls.gb.com)



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