

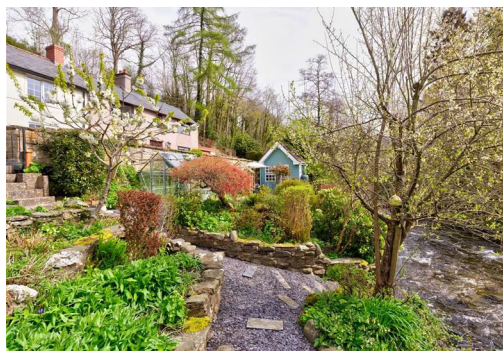


FOR SALE

Offers in the region of £255,000

Ael Afon Dolywern, Pontfadog, Llangollen, LL20 7AD

Situated within the picturesque Ceiriog valley and enjoying the most delightful riverside aspect, a well appointed 3 bedroom character mid terraced cottage which offers spacious and well planned accommodation.





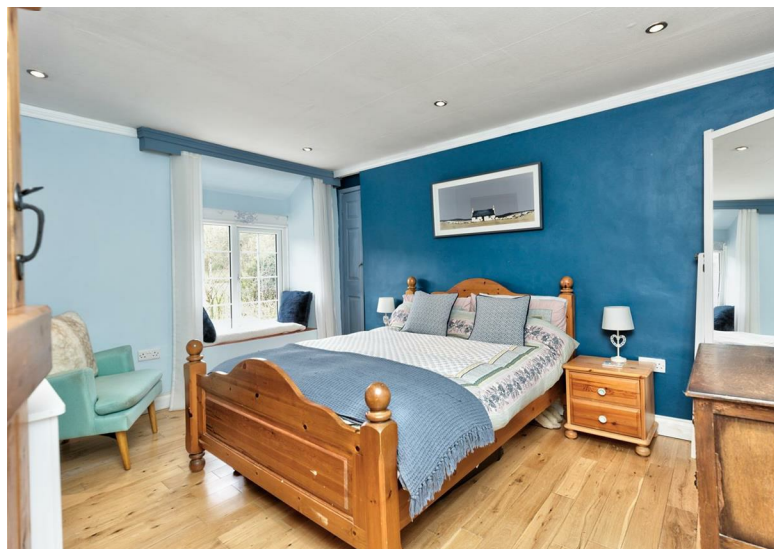
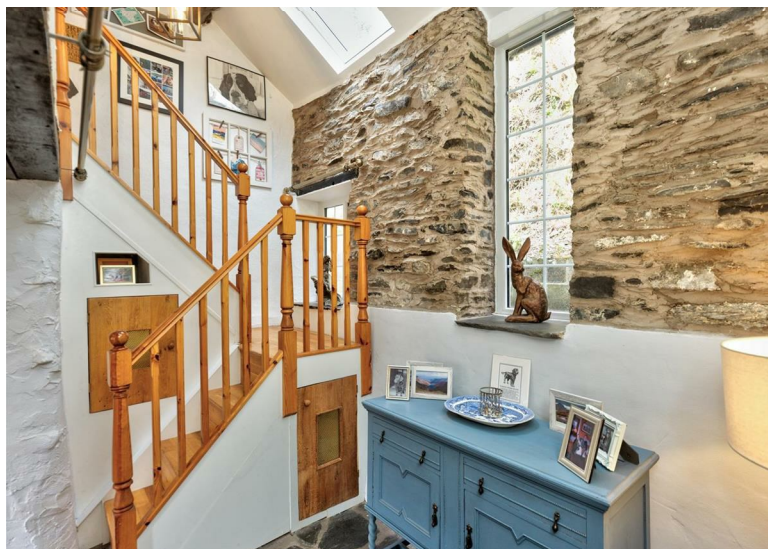
- Character Mid-Terrace Cottage
- Beautiful Riverside Views
- Inglenook Fireplace with Log Burner
- Landscaped Riverside Gardens
- Delightful Summerhouse
- Quaint Village Location

DIRECTIONS

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

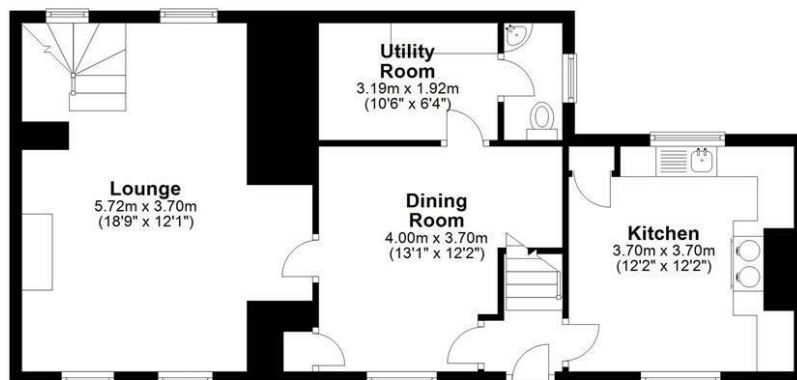
SITUATION

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.



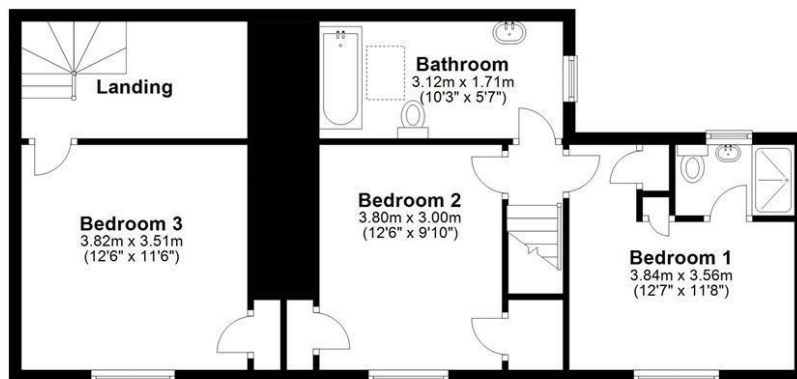
Ground Floor

Approx. 65.5 sq. metres (705.5 sq. feet)



First Floor

Approx. 63.4 sq. metres (682.3 sq. feet)



Total area: approx. 128.9 sq. metres (1387.8 sq. feet)

Ael Afon

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.



2 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



DESCRIPTION

In the heart of the picturesque Ceiriog Valley, this charming three-bedroom mid-terrace cottage offers a perfect blend of character, comfort, and natural beauty. Set in an idyllic riverside location, this well-appointed home provides spacious, thoughtfully designed accommodation, making it an ideal retreat for those seeking a peaceful countryside lifestyle with modern convenience.

Upon arrival, a welcoming entrance hall with a quarry-tiled floor and recessed spotlighting sets the tone for the property's warm and inviting ambiance. The lounge is a true highlight, featuring a stunning stone fireplace with an oak beam and cast iron log burner, perfect for cozy evenings. Exposed ceiling beams, vaulted ceilings, and characterful flagged flooring add to the rustic charm, while dual-aspect windows flood the space with natural light and offer delightful views of the surrounding scenery.

The separate dining room provides a wonderful space for entertaining or family meals, with a large front-facing window offering picturesque views. The well-equipped kitchen effortlessly combines style and functionality, boasting a range of fitted units, a ceramic sink, exposed stonework, and space for a range cooker with a decorative tiled surround and stainless steel extractor. A utility room offers additional storage and laundry facilities, while a convenient cloakroom with a vanity wash basin and WC completes the ground floor.

Upstairs, the primary bedroom enjoys breath taking river views from a charming window seat and features fitted storage and recessed spotlighting. Its en-suite is beautifully finished with a shower cubicle, vanity sink, and stylish tiled flooring. A second well-proportioned bedroom also benefits from river views, a built-in wardrobe, and ample storage. The contemporary family bathroom is designed with comfort in mind, featuring a bath with a mixer tap and shower attachment, a sleek vanity sink, a heated towel rail, and a Velux window that fills the space with natural light. A staircase from the lounge leads to the characterful third bedroom, which boasts exposed beams, a former fireplace surround, built-in storage, and another charming window seat overlooking the river.

Outside, the property enjoys a delightful enclosed front courtyard with a canopy porch. Across the lane, the beautifully landscaped riverside garden is a true sanctuary, offering mature trees, flowering shrubs, and a well-maintained lawn. A brick-paved patio provides the perfect setting for outdoor dining and entertaining while listening to the soothing sounds of the River Ceiriog. A greenhouse, planting beds, and a useful outdoor store complete this picturesque outdoor retreat.

With its stunning riverside location, characterful features, and modern comforts, this charming cottage offers a rare opportunity to enjoy tranquil countryside living with easy access to nearby amenities. Early viewing is highly recommended.



ACCOMMODATION

A part double glazed entrance door leads into:

ENTRANCE HALL

Quarry tiled floor, stairs to first floor, recessed spotlighting.

LOUNGE

Two UPVC double glazed windows to front aspect with pleasant outlook, three radiators, feature stone fireplace with oak beam over and cast iron log burner inset, exposed ceiling beams, recessed spotlighting, feature flagged floor under vaulted ceiling, exposed stonework and stairs to first floor, Velux window, two further uPVC double glazed windows to rear aspect.

DINING ROOM

UPVC double glazed window to front aspect with pleasant outlook, exposed ceiling beams, radiator, built in storage cupboard with electric meter and fuse box.

UTILITY

With a range of fitted wall and floor units, work surface, Worcester oil central heating boiler, plumbing for washing machine, tiled floor, wooden exterior door to rear passageway, power and lighting.

CLOAKROOM

UPVC double glazed window to side, white suite comprising: vanity wash hand basin, low level flush WC and tiled floor.

KITCHEN

UPVC double glazed windows to front and rear aspects, a range of fitted wall and floor units, glazed display cabinet, ceramic one and a half bowl sink and drainer with mixer tap and part tiled surround, feature stonework, space for range cooker, decorative tiled insert and stainless steel extractor hood over, radiator, exposed beam, tile effect flooring.

FIRST FLOOR LANDING

Leading to:

BEDROOM 1

UPVC double glazed window to front aspect with delightful river view and window seat, a range of fitted storage, radiator, recessed spotlighting.

EN-SUITE

UPVC double glazed window to rear aspect, contemporary white suite comprising: low level flush WC, vanity wash hand basin, shower cubicle, decorative tiled floor, heated towel rail, recessed spotlighting.

BEDROOM 2

UPVC double glazed window to front aspect with delightful river view and window seat, radiator, built in wardrobe and built in storage cupboard.



BATHROOM

UPVC double glazed window to side aspect and Velux window, contemporary white suite comprising bath with mixer tap/shower attachment, low level flush WC, vanity sink with mixer tap, wall mounted radiator, recessed spotlighting, inset speakers, extractor.

Stairs from Lounge lead to:

BEDROOM 3

UPVC double glazed window to front aspect with delightful river view and window seat, radiator, built in storage cupboard, former fire surround, recessed spotlighting.

OUTSIDE

The property is approached through a wrought iron style gate into an enclosed front courtyard with canopy entrance porch and light.

THE GARDENS

The gardens are located across the lane and accessed via a wrought iron style gate with steps leading down into a most delightful riverside garden overlooking the River Ceiriog. The attractive terraced cottage style gardens have a variety of flowers, trees and shrubs inset, lawn area, greenhouse and planting beds. There is a brick paved patio/entertaining area with useful outside store.

GENERAL REMARKS

FIXTURES AND FITTINGS

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

SERVICES

Mains water, electricity and drainage, oil fired central heating 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 C. 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

Via the Agents, Halls, 20 Church Street, Oswestry, Shropshire, SY11 2SP. Tel: 01691 670320. Email: oswestry@halls.gb.com

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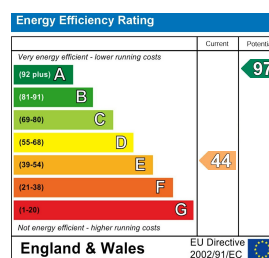
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670 320

Oswestry Sales

20 Church Street, Oswestry, SY11 2SP
E: oswestry@halls.gb.com



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