



FOR SALE

Offers in the region of £475,000

## Dolydd Cottage, Dolydd Lane, Cefn Mawr, Wrexham, LL14 3NF

A most appealing and deceptively spacious period detached country cottage with a wealth of character, beautifully presented accommodation, range of outbuildings and extensive gardens and grounds adjoining a brook, whilst uniquely positioned in a secluded setting surrounded by woodland in the Dee valley.







- Splendid period cottage
- Spaciously proportioned rooms
- Wealth of character
- Extensive lawn gardens with wooded bank
- Various outhouses
- In all about 1.28 acres

## DIRECTIONS

From the A483 main road signed Llangollen/Whitchurch, then take the A539 heading for Llangollen. Follow this road over the next main roundabout, continue along the A539 and carry on until reaching the left turning signed 'Country park'. Follow this road a short distance to the T junction and turn right onto Queens Street. Follow this until reaching a right turning onto Dolydd Road. Stop, and take the next right turning onto Dolydd Lane. Continue for about 150m and turn right onto a track access drive, which extends through a wood and down to the property.

## WHAT3WORDS

///skipped.looked.ruling (start of track access)

///shock.waged.mondays (cottage location)

## SITUATION

The property is uniquely positioned, tucked away in a lovely wooded glade, within the lovely Dee valley. Located on the fringe of Cefn Mawr, thereby offering modern convenience with easy access to a range of shops, schools, and pubs. Within close proximity are a number of areas of interest, including a UNESCO World Heritage Site and Aqueduct, the Ty Mawr Country Park, fishing on the River Dee and boating on the Llangollen Canal, with the many attractions of Llangollen itself. Ready access is available to mid and North Wales including the coastal areas, whilst commuters have an easy road network through to the A483 main commuter route, linking north to Wrexham and Chester, or south via the A5 to Oswestry and Shrewsbury.

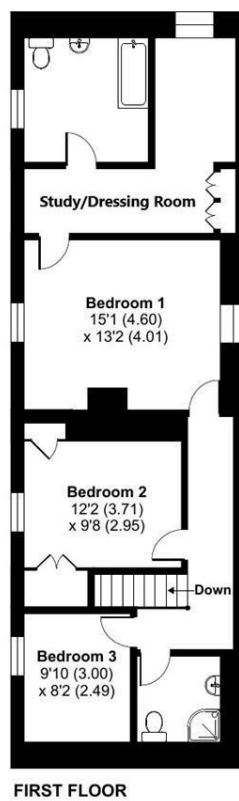
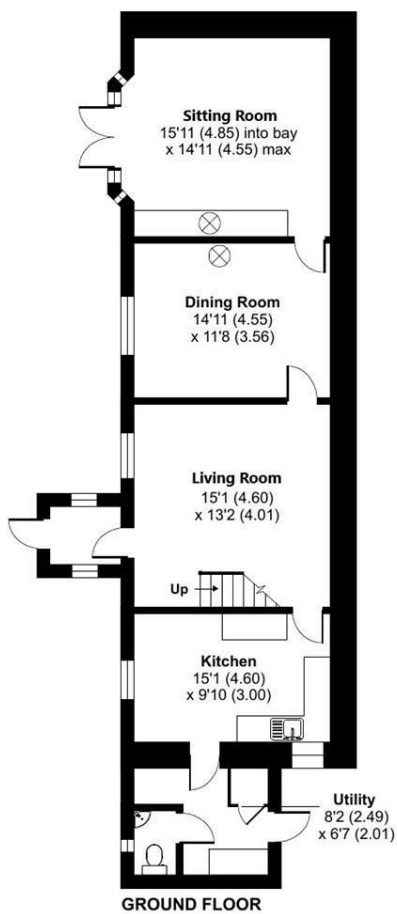
## DESCRIPTION

Dolydd Cottage offers a rare opportunity to acquire such a wonderful period cottage in such a stunning setting and will particularly attract those seeking a home for a family in a rural environment, whilst having easy access to local amenities and commuter routes.

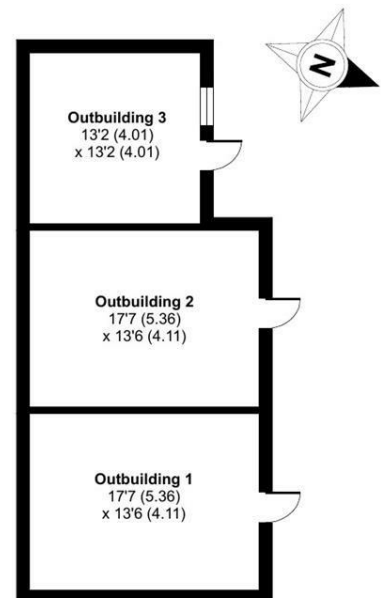
The whitewashed cottage oozes with character, offering deceptively spacious and versatile accommodation, boasting a wealth of charm and character, with a display of exposed oak beams, traditional fireplaces with wood burning stoves, whilst the living room and dining room both feature attractive pitched pine block flooring. There is a good size kitchen/breakfast room, utility room and separate WC to complete the ground floor.

On the first floor, the bedrooms are well proportioned and the principal bedroom incorporates an en-suite dressing room and bathroom, whilst the remaining two bedrooms are served by a separate shower room.

Outside, there are expansive lawned gardens with a vegetable area, whilst this part of the property borders onto the Tref Y Nant brook, across which is a wonderful aspect of woodland. To the rear of the property through which the driveway descends, is a wooded bank, full of spring plants. The property is also provided with a selection of outhouses and log stores.



Approximate Area = 1801 sq ft / 167.3 sq m  
 Outbuildings = 661 sq ft / 61.4 sq m  
 Total = 2462 sq ft / 228.7 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1283978



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



3 Bedroom/s



2 Bath/Shower  
Room/s



## ACCOMMODATION

### ENCLOSED PORCH

With part patterned terracotta style tiled floor, part glazed door through to:

### LIVING ROOM

With attractive pitched pine block flooring, painted exposed beamed ceiling, painted stone fireplace with raised slate hearth and woodburning stove, open understairs display area with staircase rising to the first floor. Access to Kitchen/Breakfast Room.

### DINING ROOM

With attractive pitched pine block flooring, ornamental fireplace with painted back, terracotta style tiled floor, window aspect to front garden.

### SITTING ROOM

With exposed pine beamed ceiling, feature inglenook fireplace with painted part stone background, lovely old oak beam and wood burner set on a raised hearth. Bay window with twin French doors leading out to the front of the house.

### KITCHEN/BREAKFAST ROOM

With tiled floor. Extensive solid wood work surfaces with built in stainless steel sink unit. A comprehensive range of attractive painted faced kitchen units comprising cupboards and drawers with pewter style handles, matching dresser unit with glazed double display cabinet having glazed shelving and internal lighting. ELECTRIC ZANUSSI FREESTANDING COOKER with glazed splashback and stainless steel EXTRACTOR HOOD OVER. Space and plumbing for dishwasher, ceiling downlighters, window aspect to the front.

### UTILITY ROOM

With tiled floor, fitted modern worktop with drawer and storage units under, space and plumbing for washing machine, space for upright fridge/freezer, fitted wall shelving, fitted broom cupboard, rear stable style entrance door.

### SEPARATE WC

With tiled floor. Corner wash hand basin and low level flush WC.

### FIRST FLOOR LANDING



### BEDROOM 1

With front and rear window aspects, access to loft space.

### EN-SUITE DRESSING ROOM

With fitted triple wardrobe, ample space for small settee/additional wardrobes etc. Access to loft space.

### EN-SUITE BATHROOM

With panelled bath and tiled splash, pedestal wash hand basin, close coupled WC. Feature painted part panelled wall with toiletry shelf over.

### BEDROOM 2

Two built in storage cupboards, front window aspect.

### BEDROOM 3

With front window aspect.

### SHOWER ROOM

With shower cubicle having Aqua style panelled walls and wall mounted direct feed shower unit, pedestal wash hand basin with tiled splash and fitted mirror over, close coupled WC. Wall storage cabinet and shaver socket, built in storage cupboard.

### OUTSIDE

The property is approached off Dolydd Lane onto a track entrance which descends onto the main driveway and sweeps down to the cottage and its surrounding gardens and grounds with a concrete parking area and additional hardstanding with ample space for the erection of a garage or additional outbuildings (STPP).





### THE GARDENS

The main gardens lie to the front of the cottage and border onto the lovely brook which sweeps around part of its border. The gardens include a generous expanse of lawn interspersed with an ornamental pond with water plants. On one part of its border are a number of specimen shrubs together with a aluminium framed GREENHOUSE, netted/metal framed fruit cage and TWO TIMBER AND FELT GARDEN SHEDS. On the alternative side of the garden is a further range of outhouses comprising THREE USEFUL STORES with power connected.

To the rear of the cottage is a steep bank of additional grounds to the property which provides a large expanse of mixed woodland and a natural carpet of spring bulbs, all of which extends up to the entrance driveway. Set within this area of the property is a generally level area including concrete hardstanding and a THREE BAY LOG STORE.

### GENERAL REMARKS

#### FIXTURES AND FITTINGS

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

#### SERVICES

Mains water and electricity are understood to be connected. Foul drainage to a septic tank. Oil fired central heating system.

#### TENURE

Freehold. Purchasers must confirm via their solicitor.

### COUNCIL TAX

The property is currently banded in Council Tax Band E - Wrexham County Borough Council.

### VIEWINGS

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SZ - 01691 670320.

### 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.

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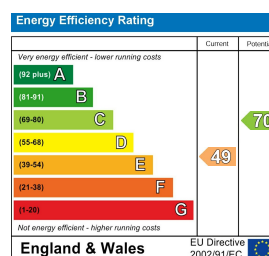
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



Halls 1845

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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