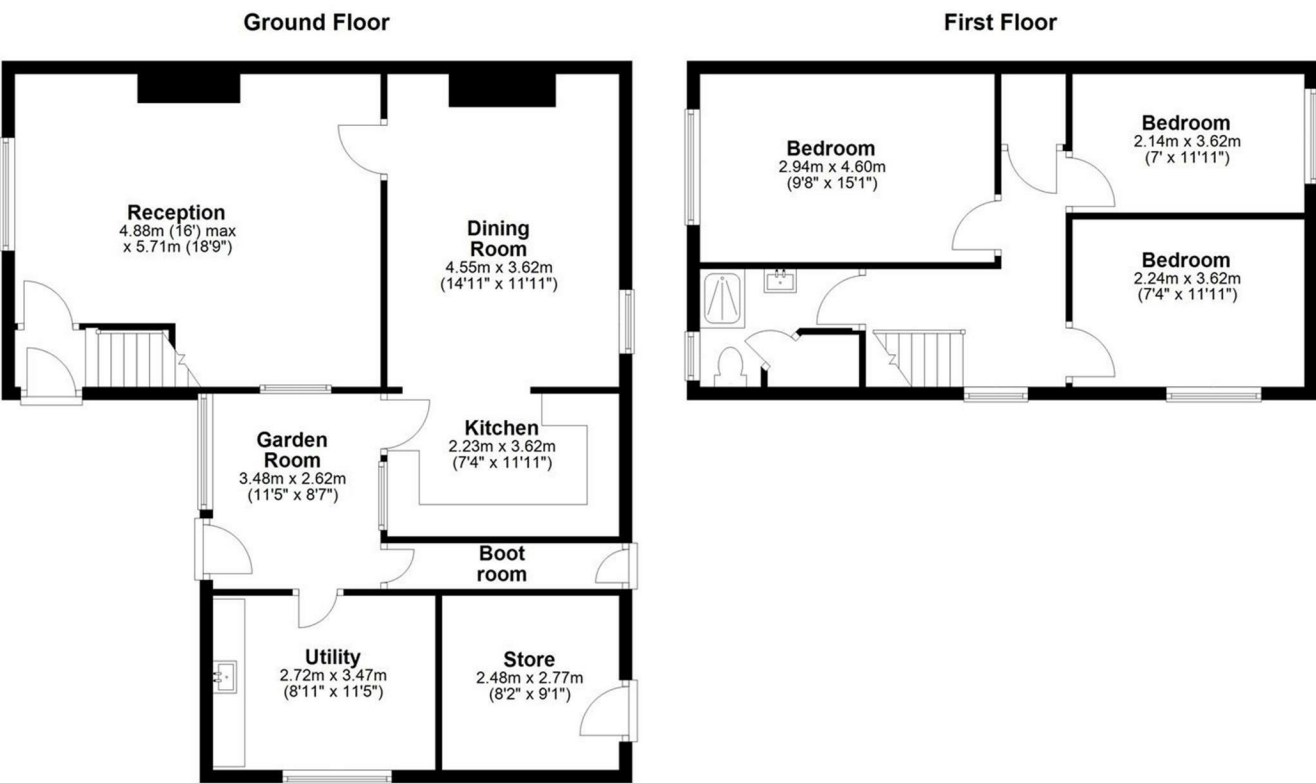


FOR SALE

Crud Yr Awel Glyn Ceiriog, Llangollen, LL20 7BG



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.



FOR SALE

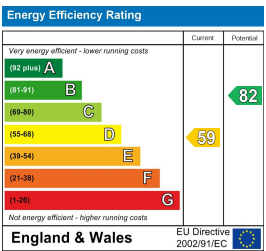
Offers in the region of £290,000

Crud Yr Awel Glyn Ceiriog, Llangollen, LL20 7BG

**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



Nestled in the picturesque village of Llwynmawr, Llangollen, this charming semi-detached house offers a delightful blend of comfort and countryside living. With three well-proportioned bedrooms, this property is perfect for families or those seeking a peaceful retreat.



01691 670320

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



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2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- **Lovely Semi-Detached Country House**
- **Stunning Countryside Views**
- **Cosy Lounge with Multi-Fuel Stove**
- **Dining Room with Parquet Tiled Flooring**
- **Fully Fitted Kitchen with Appliances**
- **Three Good Size Bedrooms**

**DESCRIPTION**  
Halls are delighted with instructions to offer Crud Yr Awel in Llangollen, perfectly blending traditional aesthetics with contemporary updates to create a warm and inviting home. This three bedroom semi-detached house stands in an elevated position, offering sweeping views of the lush Welsh countryside, providing an idyllic setting for a serene lifestyle.

The living room, a cosy retreat for relaxation and family gatherings, features a multi-fuel stove set against a backdrop of Ceiriog valley, double glazed UPVC windows, enhancing the room's warmth and energy efficiency whilst the kitchen is fully equipped with modern wall and base units and quartz effect worktops. This Kitchen leads into the Dining Room which offers beautiful parquet tiled flooring and ceiling beams.

The property offers three good-sized bedrooms, with the master bedroom benefiting from free standing storage solutions. Each room provides peaceful views and are designed to facilitate restful sleep, enhanced by the quiet surroundings. A modern appointed Shower Room features a three-piece suite including walk-in shower cubicle, wash hand basin and low level flush WC. Outside, the property boasts a front patio and lawned garden.

**DIRECTIONS**  
WHAT3WORDS: declines.detriment.stow

**SITUATION**  
The property is situated in a small hamlet in the picturesque Ceiriog Valley which benefits from ample lovely country walks, spectacular scenery and access to many outdoor pursuits. The nearby village of Glyn Ceiriog enjoys a convenience store and pub/hotel and community centre which go to serve the villagers day to day needs. Chirk which is approximately 5 miles away offers a greater selection of amenities including a rail service. The popular town of Oswestry is some 9 miles distant from the property and enjoys a wider 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.

**ENTRANCE PORCH**  
From a uPVC entrance door. Front aspect windows, two skylights, tiled flooring, door into Kitchen and further door into:

**LOUNGE**  
Large front aspect window which takes advantage of the stunning views of the valley, feature brick fireplace with tiled hearth and multi-fuel stove inset with wood mantle above, feature bookcases, beamed feature wall with understairs storage, two radiators, wall lights.

**KITCHEN**  
Fitted with a range of base and eye level wood effect units with quartz effect worktops over and tiled surround. Single bowl stainless steel sink unit with mixer tap, LOW LEVEL ELECTRIC OVEN, AEG 4 RING INDUCTION HOB with EXTRACTOR ABOVE. Kitchen island with drawers and quartz effect worktop. Space for fridge/freezer, tiled flooring, spotlights. Worcester central heating boiler.

**DINING ROOM**  
Parquet tiled wooden flooring, wooden ceiling beams, rear aspect window, feature fireplace with electric fire inset.

**UTILITY**  
With tiled flooring, a range of eye level and base cupboards with marble effect worktop, Belfast sink with mixer tap, Plumbing for washing machine, side aspect window, appliance spaces.

**BOOT ROOM**  
With tiled flooring, door to the rear of the house, large coat rack.

**FIRST FLOOR LANDING**  
With side aspect window, pull down loft ladder to fully boarded and insulated roof space, cupboard with wooden shelving and light.

**MASTER BEDROOM**  
With front aspect window with views, free standing wardrobes, radiator.

**BEDROOM 2**  
Currently used as an office. With step down, rear aspect window, radiator, decorative light fitting and shelving.

**BEDROOM 3**  
Currently used as a craft room. With step down, side aspect windows with views towards Pontfadog, radiator and satellite cable.

**SHOWER ROOM**  
With fully tiled walk in shower cubicle with electric shower and wand attachment, porcelain sink with mirror above and low level flush WC. Tiled flooring, heated towel radiator, decorative wall tiling, front aspect obscure window, linen cupboard with shelving and immersion heater.

**OUTSIDE**  
The garden is at the front of the property with steps leading up onto a brick paved pathway which leads to the entrance door. This is flanked by an ornamental lawn with mature shrubs and decorative bushes. Further steps lead up to the second tier where there is a lovely patio area providing an ideal outdoor entertainment area and takes in the surrounding views. Timber shed, allocated parking space, external tap, tree, log store and double outdoor socket

To the rear there is a right of way across the back of the house. An outside room houses the oil tank and offers storage for gardening equipment.

**FIXTURES AND FITTINGS**  
The fitted carpets as laid. Only those items described in these particulars are included in the sale.

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

**TENURE**  
Freehold. Purchasers must confirm via their solicitor.

**COUNCIL TAX**  
The property is currently banded in Council Tax Band D - Wrexham County Borough Council.

**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 Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.