

BOWEN

PROPERTY SINCE 1862



Guide Price £495,000

🏠 4 Bedrooms 🚿 2 Bathrooms

Bryn Teg, Trevor Uchaf (Sun Bank),
Llangollen LL20 8EG

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General Remarks

Gloriously positioned overlooking the Dee Valley below Llangollen, enjoying views over the River, the Golf Course and beyond upon the sought-after Sun Bank, "Bryn Teg" truly occupies a superb vantage point. The gardens and grounds extend to approximately 0.51 acres with an approach via two parking driveways, the upper to an ample parking area with double garage and workshop. There are established gardens with patios which take in the fine position. The property is appointed with modern fittings and has double glazing to all windows, oil central heating and an electrical system assisted by a PV roof array. Viewing highly recommended. EPC Rating – 42|E.

Accommodation

On The Ground Floor:

Entrance Porch: 6' 9" x 3' 5" (2.07m x 1.05m)

Approached through a double glazed door. Double glazed side windows. Tiled floor. Inner period-style door with lead-lighted and stained glass reveal to:

Reception Hall: 11' 2" x 7' 1" (3.40m x 2.15m) Tiled floor. Staircase off with exposed pine timbers.



Tý Bach: 10' 7" x 3' 4" (3.23m x 1.01m) Fitted with a two piece suite comprising close flush w.c. and wall mounted wash hand basin. Extractor fan. Three-branch spot-light fitting. Fitted laminate-topped work surface having automatic washing machine below. Double-louvred door store cupboard over.

Study: 15' 5" x 9' 0" (4.70m x 2.74m) Double glazed window. Radiator. Two wall-light points. Telephone point. Understairs storage cupboard off.

Dining Kitchen: 19' 1" x 12' 8" (5.82m x 3.85m) Fitted with a range of laminate beech-effect fronted units comprising double-bowl stainless steel single drainer sink unit with monobloc mixer tap attachment set into a range of base storage cupboards including two banks of wide drawers. Fitted "Fusion" all electric cooking range with halogen hob and warming plate together with double ovens and grill. Upright fridge freezer with pantry cupboards either side and continuing to ranges of matching suspended wall cupboards. The cooker has a stainless steel finished splash-plate and filter hood above. Dishwasher. Laminate marble-effect topped work surfaces. Tiling to floor. Tiling to work areas. Double glazed window. Double glazed external door to Patio Area.

Rear Porch: 13' 1" x 4' 3" (4.00m x 1.30m) Tiled floor. Double glazed window. Monopitched twin-wall polycarbonate roof. Double glazed windows. Double glazed back door.

Lounge through Dining Room: 23' 9" x 12' 1" (7.25m x 3.68m) Mahogany-effect fire surround with marbled insert and hearth having fitted living flame coal-effect gas fire in brass finished surround. Picture rail. Picture-lighting and wall-lighting. Television aerial point. Exposed beam-effect to ceiling. Double glazed windows. Sliding double glazed patio door to:

Conservatory: 13' 5" x 7' 7" (4.08m x 2.30m) Constructed with double glazed elevations above a masonry plinth beneath twin-wall polycarbonate roofing. Radiator. Double glazed French window to Patio. Under-floor heating.

Note: All ground floor rooms benefit from an aspect to the wonderful views.

On The First Floor:

Landing: Feature arched window to Half-Landing. Loft access-point to insulated roof space. Double glazed window.

Bedroom 1: 14' 2" x 12' 7" (4.32m x 3.84m) Radiator. Double glazed window. Fitted double and single wardrobes containing hanging rails and fitted shelving.

Bedroom 2: 16' 1" x 9' 7" (4.89m x 2.92m) Double glazed window. Picture rail. Radiator.

En-Suite Shower Room: 7' 11" x 4' 2" (2.41m x 1.28m) Fitted with a three piece white suite comprising a close flush w.c., pedestal wash hand basin and shower tray having enclosing cubicle and instant heat electric shower fitted above. Extractor fan.

Bedroom 3: 17' 0" x 9' 5" (5.17m x 2.87m) Two double glazed windows. Radiator.

Bedroom 4: 11' 3" x 7' 5" (3.43m x 2.25m) Radiator. Wall-light point. Double glazed window.

Bathroom: 11' 7" x 9' 4" (3.54m x 2.85m) Fitted with a modern four piece soft cream shaded suite comprising a close flush w.c., oval panelled bath, pedestal wash hand basin and shower tray having instant heat electric shower fitted above. Range of chrome finished fittings. Full tiling to walls. Double glazed window. Radiator. Fitted medicine cabinet.





Outside: The property occupies a terraced plot with established gardens on each level which are bisected by pathways connected by concrete slab steps. The upper driveway opens up to a level and ample Parking and Turning Area. The Double Garage is situated here (5.85m x 5.85m) fitted with two up and over doors, electric light and power. To the rear of the garage is an attached Workshop/Store (2.69m x 2.60m) having light and power. To the rear of the garage there is a level area with Greenhouse to the Orchard.

The lower driveway acts as a drop-off point to the main property, which is approached via a Patio Area bounded by wrought-iron railing.

The Patio Area is truly superb and takes full advantage of the magnificent position. All of the gardens and grounds have a vantage point of their own to the terrific views. On a lower level there is a further terraced area with vegetable patch. The retaining wall here has been restrained by work overseen by Structural Engineers. Full information available by request.

The whole of the gardens and grounds extend to approximately 0.51 or so acres.

Services: Mains water and electricity are understood to be connected to the property subject to statutory regulations. The drainage is to a septic tank. The central heating is an oil-fired system to radiators. The electrical systems are supplemented by a photo-voltaic system upon the roof of the property with a feed-in tariff. Wi-fi is via a dish to a mast situated on the opposite side of the valley.

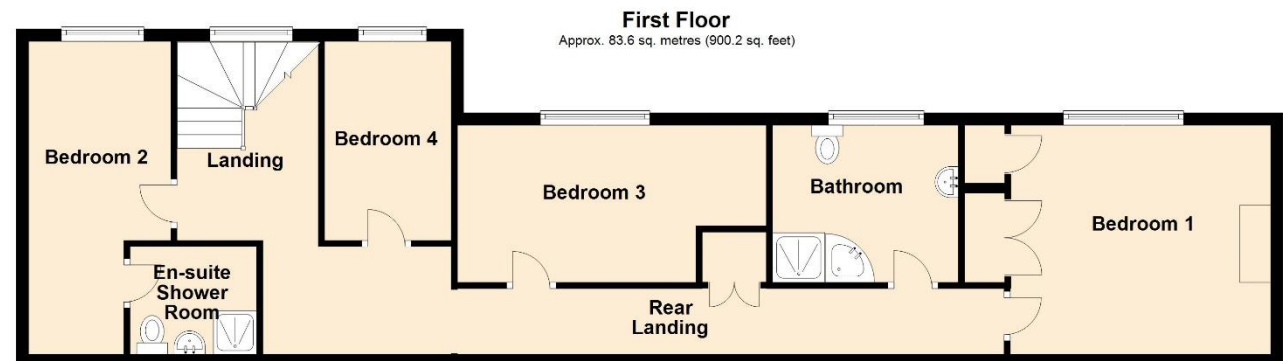
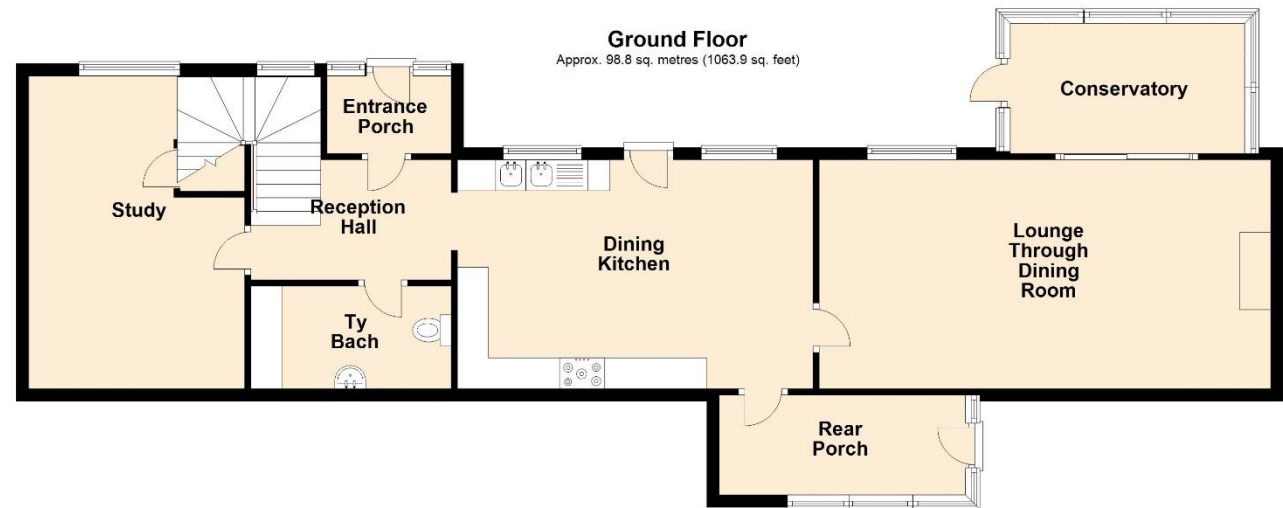
Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

Council Tax Band: The property is valued in Band "G".

Directions: Leave Llangollen on the Trevor Road following the path of the Shropshire Union Canal for approximately two miles. Upon arriving at The Sun Trevor Public House turn left, ascending Sun Bank. After passing around the sharp left-hand bend, the driveway to "Bryn Teg" will be found as the third on the left.





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