

BOWEN

PROPERTY SINCE 1862



Asking Price £295,000

2 Bedrooms 1 Bathroom

Ty Melyn, Berwyn, Llangollen LL20 8AL

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General Remarks

This two bedroom detached cottage has been significantly improved and modernised by the current owners in a very sympathetic way and the living accommodation now seamlessly blends contemporary fixtures and fittings with a wealth of character features which are sure to appeal to the discerning buyer. Occupying an elevated position with beautiful rural views, the property stands within a good sized plot and also has a substantial outbuilding which has lots of potential. Internally the property briefly comprises a living room with a wood-burner, kitchen/breakfast room with recently fitted units and a beamed ceiling, landing, two bedrooms and a stunning family bathroom with a white four piece suite.



Location: Enjoying excellent road links to Chester, Wrexham, Oswestry and Shrewsbury and with Chirk Station only fifteen minutes away, Llangollen is an historic market town situated on the banks of the River Dee. Internationally renowned for the Eisteddfod, Llangollen also offers a wide range of day-to-day facilities, good Schools, a Health Centre and a wide range of Shops including Greengrocers, Butchers and Bakers and numerous small Boutiques. The area is also a well-known centre for outward bound activities such as kayaking and is a hikers paradise. There are several Hotels and a good range of Cafes, Bars and Restaurants.

Accommodation

On The Ground Floor:

Living Room: 13' 7" x 13' 7" (4.14m x 4.13m) Composite door to the side elevation. PVCu double glazed windows to the front and side elevations with tertiary glazing. Radiator. Quarry tiled floor. Wood-burner. Beam ceiling.

Kitchen/Breakfast Room: 13' 7" x 11' 5" (4.13m x 3.48m) PVCu double glazed windows to the front and side elevations with tertiary glazing. Composite door to the side elevation. Modern wall and base units with complementary wooden work-tops. Belfast sink with mixer tap. Space for range-style cooker. Integral fridge and freezer. Integrated slimline dishwasher. Wall tiling. Radiator. Quarry tiled floor. Beamed ceiling. Cupboard housing a combination boiler.

On The First Floor:

Landing: Two storage cupboards.

Bedroom 1: 13' 11" x 11' 2" (4.25m x 3.41m) PVCu double glazed window to the side elevation. Radiator. Fitted wardrobes.

Bedroom 2: 11' 9" x 6' 11" (3.57m x 2.10m) PVCu double glazed window to the side elevation. Radiator. Exposed wooden floorboards.

Bathroom: 8' 9" x 7' 5" (2.67m x 2.26m) PVCu double glazed window to the side elevation. White four piece suite comprising a roll-top bath, shower cubicle, low level w.c. and pedestal wash hand basin. Heated towel rail. Wall tiling. Tiled floor. Down-lighters.

Outside: To one side of the property there is a gate at the entrance to a Parking Area and wooden Outbuilding/Log Store. Past this there is a long lawned garden which enjoys an excellent degree of privacy. To the other side of the property there is a private Patio Area and substantial Outbuilding which has power and a water supply and could be used in a variety of different ways including a Gym, Home Office or even a potential annexe, subject to the necessary planning and building consents.

Services: The property is heated by a "Calor Gas" combination boiler which is in a cupboard in the Kitchen. There is mains water and electricity and a septic tank within the curtilage of the grounds.









Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 49|E.

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

Directions: From the Agents Llangollen Office proceed up Castle Street to the traffic lights, at which turn right onto the A5. Proceed out of the town and take the left-hand turning opposite The White Waters Hotel and carry on along the lane for approximately a third of a mile when the property will be observed on the right-hand side of the road.

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