

BOWEN

PROPERTY SINCE 1862



Asking Price £495,000

🏠 5 Bedrooms 🚿 4 Bathrooms 📍 Land

Golygfa'r Dyffryn, Geraint,
Llangollen LL20 8AA

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General Remarks

Standing within approximately 0.5 acres on an elevated plot and commanding spectacular views over Llangollen and beyond, this characterful property has a flexible living accommodation which currently has five bedrooms, but equally it could be reconfigured into a four bedroom property with an attached one bedroom annexe. With a wealth of character features, the living accommodation briefly comprises a dining hallway, kitchen/breakfast room, downstairs shower room, music room, sitting room, side hallway, downstairs bedroom with a kitchenette and a further shower room, landing, main bedroom, three further bedrooms and two separate bathrooms either end of the upstairs. The property is well presented throughout, but still offers new owners the opportunity to put their own stamp on in. Offered for sale with the benefit of NO ONWARD CHAIN.

Accommodation

On The Ground Floor:

Dining Hallway: 21' 3" x 12' 1" (6.47m x 3.68m) PVCu double glazed door and window to the front and rear elevations. Wood-burner with hearth. Tiled floor. Beamed ceiling. Wall mounted electric heater.



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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Kitchen/Breakfast Room: 18' 0" x 12' 2" (5.49m x 3.72m)

PVCu double glazed windows to the front and side elevations. PVCu double glazed French doors to the side elevation. Base units with complementary wooden work-tops. One-and-a-half-bowl ceramic sink and drainer unit with mixer tap. Space for range-style cooker. Plumbing for washing machine. Wall tiling. Tiled floor. Wall mounted electric heater. Walk-in Pantry.

Downstairs Shower Room 1: PVCu double glazed window to the side elevation. White three piece suite comprising a shower cubicle, wash hand basin and low level w.c. Wall tiling. Tiled floor.

Music Room: 13' 0" x 8' 10" (3.97m x 2.69m) Wood-effect double glazed door to the rear elevation. Tiled floor. Wall mounted electric heater. Beamed ceiling.

Sitting Room: 13' 0" x 12' 0" (3.97m x 3.66m) PVCu double glazed window to the front elevation. Wood-burner. Tiled floor. Radiator. Beamed ceiling.

Side Hallway: PVCu double glazed door to the side elevation. Tiled floor.

Bedroom 5: 16' 8" x 7' 9" (5.07m x 2.37m) PVCu double glazed French doors to the front elevation. PVCu double glazed window to the side elevation. Wall mounted electric heater.

Kitchenette: 8' 7" x 5' 11" (2.61m x 1.80m) Sky-light to the side elevation. Base units with complementary work surfaces. Stainless steel sink and drainer unit. Tiled floor.

Shower Room 2: 7' 9" x 6' 8" (2.36m x 2.03m) PVCu double glazed window to the side elevation. White three piece suite comprising a shower cubicle, low level w.c. and pedestal wash hand basin. Wall tiling. Tiled floor. Wall mounted electric heater.

On The First Floor:

Landing: PVCu double glazed door and window to the rear elevation. Airing cupboard.

Bedroom 1: 12' 5" x 12' 0" (3.79m x 3.67m) PVCu double glazed window to the front elevation. Built-in wardrobes. Wall mounted electric heater. Attic hatch.

Bedroom 2: 12' 7" x 12' 0" (3.84m x 3.65m) PVCu double glazed window to the front elevation. Exposed wooden floorboards. Wall mounted electric heater.

Bathroom 2: 10' 0" x 6' 0" (3.04m x 1.82m) PVCu double glazed windows to the rear and side elevations. White three piece suite comprising a roll-top bath, low level w.c. and pedestal wash hand basin. Heated towel rail. Wooden floorboards. Storage cupboard. Airing cupboard.

Bedroom 3: 10' 1" x 8' 11" (3.08m x 2.71m) PVCu double glazed window to the side elevation. Wall mounted electric heater.

Bedroom 4: 12' 2" x 6' 10" (3.71m x 2.08m) PVCu double glazed window to the front elevation. Wall mounted electric heater. Built-in shelving.

Bathroom 2: 9' 0" x 4' 8" (2.74m x 1.42m) PVCu double glazed window to the side elevation. White three piece suite comprising a panelled bath, low level w.c. and pedestal wash hand basin. Heated towel rail. Wall tiling. Tiled floor.

Outside: Externally there is a driveway to one side of the property providing Off-Road Parking. Standing within approximately 0.5 acres, there is a paved pathway leading off the driveway up to the main front door. The formal gardens can be found to the other side elevation and are predominantly laid to lawn with mature shrubs and trees to the rear of the property.









Services: The property is on mains electricity with a septic tank for drainage. There is a private water supply. The property is heated by night storage heaters in some rooms and there is an immersion heater (together with the log burners) for hot water.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agent.

EPC: EPC Rating - 44|E.

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

Directions: From the Agents Llangollen Office proceed up Castle Street and at the traffic lights turn right onto the A5. Continue along the A5 and take a sharp left-hand turn opposite the Riverside Play Park and proceed up the hill for approximately half a mile and the property will be observed on the left-hand side of the road.

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