



Asking Price £550,000

4 Bedrooms

4 Bathrooms

Cae Bedw, Dolywern, Pontfadog,  
Llangollen LL20 7AG

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## General Remarks

Occupying an elevated position on the fringes of the village and with rural views to the rear of the property, this substantial four double bedroom self-build house boasts a grand entrance hallway with a split staircase together with three reception rooms and a kitchen/diner with modern units. With double glazed windows throughout, the well proportioned living accommodation briefly comprises of a hallway with a staircase leading down to the garage, downstairs shower room, dual aspect living room, music room, kitchen/diner, conservatory, sitting room, utility room, galleried landing with a small balcony, principal bedroom with an en-suite shower room and a walk-in wardrobe, three further double bedrooms, family bathroom and a separate shower room. In summary, a cracking family home in a highly sought after semi-rural village.

## Accommodation

### On The Ground Floor:

**Entrance Hallway:** Double glazed door and side panels to the front elevation. Radiator. Wooden flooring. Down-lights. Access down to the Garage. Storage cupboard.



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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 expressively 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.

**Shower Room:** 7' 10" x 5' 7" (2.40m x 1.69m) Double glazed window to the rear elevation. Three piece white suite comprising a shower cubicle, wash hand basin set into cabinet and low level w.c. Tiled floor. Wall tiling. Heated towel rail.

**Living Room:** 19' 3" x 14' 11" (5.86m x 4.55m) Double glazed window to the front elevation. Double glazed French doors to the side elevation. Radiator. Wooden flooring. Inglenook fireplace with inset wood-burner.

**Music Room:** 14' 11" x 11' 0" (4.54m x 3.35m) Double glazed door to the side elevation. Radiator. Storage cupboard.

**Kitchen/Diner:** 17' 3" x 14' 10" (5.26m x 4.53m) Double glazed window to the front elevation. Double glazed French doors to the side elevation. Modern base units with complementary work surfaces. Induction hob. Rayburn. One-and-a-half-bowl sink and drainer unit with mixer tap. Wooden flooring. Space for fridge/freezer. Plumbing for dishwasher. Radiator. Down-lighters. Central island.

**Sitting Room:** 14' 11" x 11' 1" (4.54m x 3.39m) Double glazed windows to the side and rear elevation. Radiator.

**Conservatory:** 15' 9" x 7' 0" (4.81m x 2.14m) Double glazed windows to the front and side elevations. Double glazed door to the rear elevation. Tiled floor.

**Utility Room:** 9' 11" x 7' 11" (3.03m x 2.41m) Double glazed door and window to the rear elevation. Wall and base units with complementary work surfaces. Stainless steel sink and drainer unit with mixer tap. Plumbing for washing machine. Space for tumble dryer. Space for fridge/freezer. Wall tiling. Tiled floor. Radiator.

#### **On The First Floor:**

**Galleried Landing:** Double glazed door and side panels to the front elevation leading to the Balcony. Radiator. Wooden flooring. Airing cupboard.

**Bedroom 1:** 15' 5" x 14' 10" (4.69m x 4.53m) Double glazed windows to the front and side elevations. Radiator. Laminate flooring. Walk-in wardrobe.

**En-Suite Shower Room:** Double glazed window to the side elevation. White three piece suite comprising of a double shower cubicle, wash hand basin and low level w.c. Fully tiled walls. Solid wood floor. Two heated towel rails.

**Bedroom 2:** 14' 10" x 11' 3" (4.53m x 3.44m) Double glazed window to the rear elevation. Radiator. Laminate flooring. Built-in wardrobes.

**Bedroom 3:** 14' 10" x 12' 8" (4.53m x 3.85m) Double glazed window to the front elevation. Radiator. Laminate flooring. Built-in wardrobes. Down-lighters.

**Bedroom 4:** 14' 10" x 10' 11" (4.53m x 3.33m) Double glazed window to the rear elevation. Radiator. Laminate flooring.

**Family Bathroom:** 11' 1" x 7' 3" (3.38m x 2.20m) Double glazed window to the rear elevation. Five piece white suite comprising a panelled bath, double wash hand basin, low level w.c. and bidet. Fully tiled walls. Solid wood floor. Heated towel rail.

**Shower Room:** Double glazed window to the rear elevation. Three piece white suite comprising a shower cubicle, low level w.c. and wash hand basin set into cabinet. Fully tiled walls. Solid wood floor. Heated towel rail.









**Outside:** Externally there is a substantial driveway to the front of the property providing a generous amount of Parking leading up to the Attached Garage. There is a lawned garden to the front bordered by mature hedging. There are further grassed areas to the side and rear elevations together with a Patio Area and Log Store. There is also an external staircase leading up to another Entertaining Space which takes full advantage of the views over open countryside.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the Rayburn located in the Kitchen.

**Tenure:** Freehold. Vacant Possession on Completion.

**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating - 63|D.

**Council Tax Band:** The property is valued in Band "H".

**Directions:** From Chirk proceed on the Glyn Ceiriog Road following the Ceiriog River along the valley floor and passing all the way through the village of Pontfadog and onto towards Glyn Ceiriog itself. Just prior to arriving at a bridge in Dolywern, fork right onto the old road and as the road levels out, the property will be observed on the right-hand side.

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