



MORRIS MARSHALL & POOLE

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## Tyn-Y-Pistyll, Garth

Glyn Ceiriog, LL20 7LY

**£374,950**

Oswestry Office 01691 679595 [oswestry@morrismarshall.co.uk](mailto:oswestry@morrismarshall.co.uk)



- An individually designed detached house with outstanding views across Glyn Ceiriog.
- Set on the valley-side in landscaped gardens and grounds with Summer House and Seating Area together with a second vehicular access to a large level parking / storage area.
- The well maintained accommodation has been designed to fully benefit the location with the reception and kitchen on the upper level with direct access out onto the large timber deck area and gardens.
- The street-level accommodation provides three double bedrooms, family bathroom and shower room.
- An inspection is strongly advised to fully appreciate the quality, layout, potential and location of this property.
- EPC Rating: E(45)

### **The Accommodation Comprises:**

The timber stable-style door opens into the:

#### **Entrance Hall:**

With a solid slate floor, curved slate edged recess housing the multi-fuel stove and the floor mounted oil-fired boiler.

Access leads through to the:



#### **Hallway:**

With louvre doored plumbed utility cupboard, two shelved storage cupboards and two radiators.

#### **Bedroom One:** 5.42m x 3.4m (17'9" x 11'2")

Being dual aspect with double doors to the exterior, inset ceiling spotlights and radiator.



#### **Bedroom Two:** 3.7m x 3.64m (12'2" x 11'11")

With radiator.

#### **Bedroom Three:** 3.47m x 3.0m (11'5" x 9'10")

With radiator. Currently used as an office.

**Family Bathroom:** Comprising a modern three-piece suite with panelled bath, low-flush w.c., pedestal wash hand basin, tiled

floor and splash surfaces, radiator/towel rail and inset ceiling spotlights.



**Shower Room:** Being fully tiled affording a "Wet Room" with a plumbed shower, low-flush w.c., and wash hand basin.

A turning timber-built staircase rises up from the entrance hall to the upper level lobby with a tile floor and external door to the rear.

Access leads through to:

#### **Living Room:** 5.59m x 4.49m (18'4" x 14'9")

Featuring a multi-fuel stove fitted to the slate built fireplace, dual aspect with large

picture window to the rear and concealed radiators. Open plan approach leads through to:



comprising a dishwasher, fridge/freezer and extractor hood over the Esse range electric cooker. Large picture window off the dining area and external doors opening out onto the timber deck area.



**Dining / Kitchen:** 5.69m x 4.49m (18'8" x 14'9") Having a fully fitted high quality kitchen affording ample floor and wall cupboards, extensive work surfaces, tile splash surfaces and built-in appliances



**Outside:** The double hard-standing adjoining the property is approached off the lane with oil storage tank and block retaining wall.

Access is available to the property from this level approach.



A large timber deck area adjoins the dining area door and affords an excellent outside seating area with beautiful views over the valley and village below, with timber and



glazed studio. The landscaped garden areas extend up from the rear and afford terraced lawns with numerous ornamental and feature trees and shrubs. A large level grass area has a second gates vehicular access and affords ample vehicular / caravan / trailer storage and offers further development potential.

A second drive rises up to a gated access into the garden area at the far end of the house. Further gated access is available to the upper garden level.



**Tenure:** Freehold with Vacant Possession upon Completion of the Purchase.



**Services:** Mains water, electricity and drainage connected. Superfast fibre broadband connected. None of the services, appliances, central heating system, chimneys flues have been checked, no warranty is given by the Agents.

**Outgoing:** Council tax band (E).

**Energy Performance Certificate:** A full copy of the EPC is available on request.

**Viewing:** By prior arrangement with the selling agents Oswestry office on 01691 679595.

**Negotiations:** All interested parties are respectfully requested to negotiate direct with the Selling Agents.

**Money Laundering Regulations:** On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017 came into force 26th June 2017). Appropriate examples: Passport or Photographic Driving Licence and a recent Utility Bill.

**Directions:** Leave Oswestry via Beatrice Street and Gobowen Road and turn north on the A5 towards Chirk/Llangollen. At the Gledrid roundabout take the second exit signposted Chirk. On entering the town of Chirk turn left towards Glyn Ceiriog and continue down the valley into Glyn Ceiriog village. Turn sharp right at the local store back up High Street and continue up Church Hill and past the Church. Take a sharp left into the lane at Garth and Tyn-y-Pistyll is identified on the right hand side.



**Website:** To view a complete listing of properties available For Sale or To Let please view our website [www.morrismarshall.co.uk](http://www.morrismarshall.co.uk) Our site enables you to print full sales/rental particulars, book viewings, register your requirements on our mailing list and arrange a valuation of your property.



**Ref:** Oswestry Office: Tel: 01691 679595. Ref: RNL/002366 09/17

### **MMP Survey Department:**

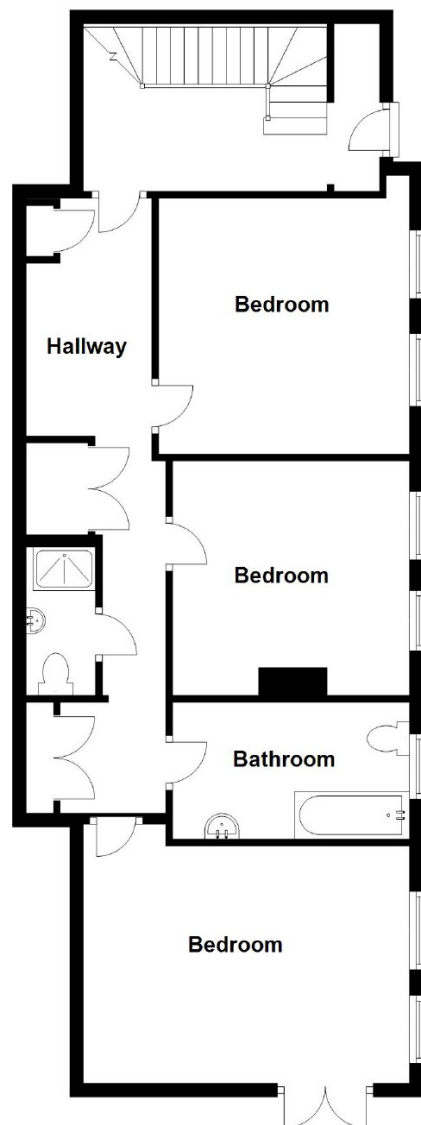
If you don't find the home of your dreams through Morris Marshall & Poole then why not let our qualified surveyors inspect and report on the home you have found before you complete the purchase.

We are able to undertake RICS HomeBuyer Reports and RICS Condition Reports that will provide you with a comment on any significant defects or repair items. For further information contact - Roger N Lunt, FRICS - Tel: 01691 679595

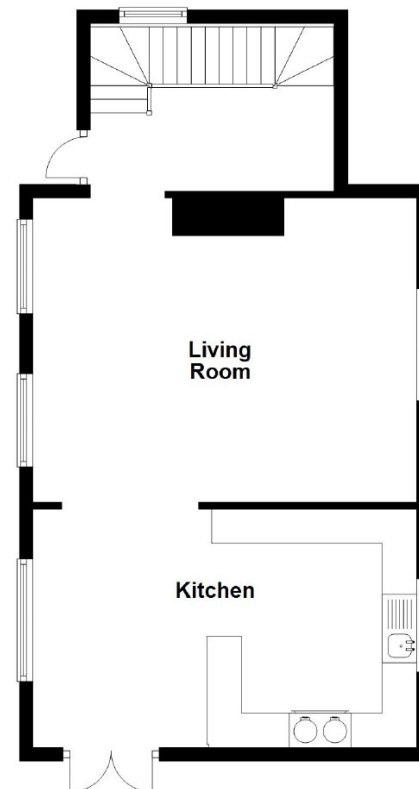
**Mortgage Services** If you require a mortgage, (whether buying through ourselves or any other agent), then please get in touch. We have an in-house Independent mortgage adviser (Mortgage Advice Bureau) who has access to a wealth of mortgage products. Appointments can be arranged to suit your individual requirements. Should you decide to use the services of MAB you should know that we would expect to receive a referral fee of £250.00 from them for recommending you to them.



**Ground Floor**



**First Floor**



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. [www.propertyphotographix.com](http://www.propertyphotographix.com). Direct Dial 07973 205 007  
Plan produced using PlanUp.