

BOWEN

PROPERTY SINCE 1862



Offers in the region of £135,000

4 Wynne Terrace, Glyn Ceiriog,
Llangollen LL20 7ET

🛏 2 Bedrooms

🚿 1 Bathroom

4 Wynne Terrace, Glyn Ceiriog, Llangollen LL20 7ET



General Remarks

Bowen are delighted with instructions to offer 4 Wynne Terrace in Glyn Ceiriog for sale by private treaty. The property would make an ideal first time buy, investment or holiday cottage and the spacious internal living accommodation is heated by electric central heating with uPVC double glazing throughout. The central location in the village offers proximity to all local amenities combined with views of the surrounding Ceiriog Valley.

Location: The property is ideally situated within the historic village of Glyn Ceiriog in the heart of the Ceiriog Valley. The village itself has a range of amenities including a Shop with Post Office, Sports Centre, Hotel & Public Houses. The valley is renowned for its scenery and there are a number of outdoor recreational activities available locally. There is also easy access onto the A5/A483 which provides direct links to the larger towns of Llangollen, Oswestry, Shrewsbury, Wrexham and the City of Chester. The train station at Chirk offers services to Birmingham and Manchester.



Accommodation

A part glazed uPVC door leads from the enclosed front gardens into:

Living Room: 11' 11" x 12' 0" (3.63m x 3.65m)
Wood burner, wood flooring, radiator, TV/telephone points and door to:

Dining Area: 9' 3" x 7' 10" (2.82m x 2.39m) Stairs to first floor landing, understairs storage cupboard housing Electroheat boiler, stone flooring, radiator and opening into:

Kitchen: 12' 2" x 10' 0" (3.71m x 3.06m) Fitted base/eye level wall units with worktops over and inset stainless steel sink/drain. Space for cooker with extractor hood above. Integrated fridge, freezer and dishwasher. Space/plumbing for washing machine. Continuation of stone flooring and part glazed uPVC door to rear gardens.

Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice from the Mortgage Advice Bureau. For a copy of our guide in selecting the right mortgage for you, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage

Staircase to first floor landing: Access to loft space, airing cupboard housing hot water cylinder and doors off to:

Bedroom 1: 11' 6" x 11' 4" (3.51m x 3.46m)
Feature fireplace, wood flooring and radiator.

Bedroom 2: 12' 2" x 9' 9" (3.70m x 2.98m)
Radiator.

Bathroom: 9' 3" x 5' 11" (2.81m x 1.80m) Suite comprising panel bath, separate shower cubicle, pedestal wash hand basin and low level flush w.c.

Outside: At the front of the property enclosed gardens adjoin the access path. To the rear there are spacious gardens including decked seating areas, an ornamental pond and fence borders.

EPC Rating: EPC Rating - Band 'F' (34).

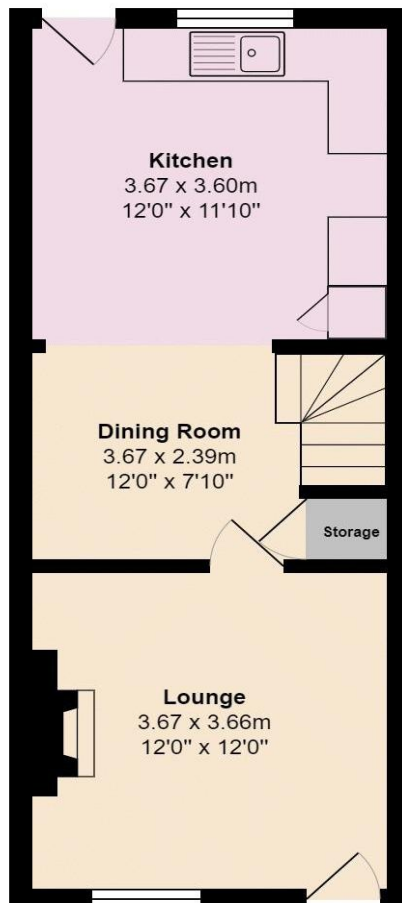
Council Tax Band: Council Tax Band - 'B'.



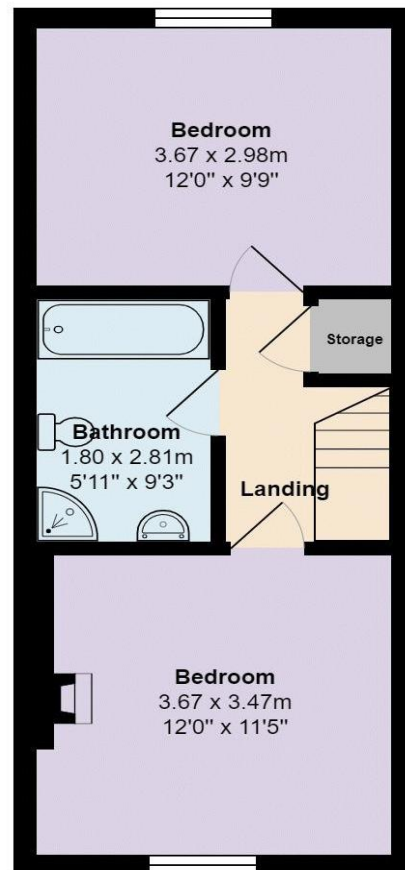
Local Authority: Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY, Tel: (01978) 292000.

Tenure: We are informed that the property is freehold subject to vacant possession on completion.

Directions: From Chirk proceed West on the B4500 towards Glyn Ceiriog. After entering the village continue ahead to the central roundabout before turning right onto Quarry Road where the property will be found immediately on your right hand side.



Ground Floor



First Floor

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.