

# BOWEN

PROPERTY SINCE 1862



Offers in the region of £225,000

🏠 4 Bedrooms    🚿 1 Bathroom

Queens Cottage, Dolywern, Llwynmawr,  
Llangollen, Wrexham, LL20 7BB



## Queen's Cottage, Dolywern, Llwynmawr, Llangollen, Wrexham, LL20 7BB

### General Remarks

Bowen are delighted to offer this substantial three/four bedroom detached character property situated in the small village of Llwynmawr, close to the heart of the Ceiriog Valley. The property offers most generously sized living accommodation alongside an enclosed garden area to the side. The property includes a large open plan Kitchen/Living Area which is a most notable feature, with mezzanines and a vaulted ceiling above.

The property is warmed by a modern oil fired central heating system and includes majority uPVC double glazing. The accommodation can be flexibly tailored to prospective new owner's requirements and currently includes three bedrooms plus two mezzanine areas (offering potential bedrooms if required) and the bathroom on the first floor which supplements the living areas on the ground floor.



**Location:** The property is situated in the popular hamlet of Llwynmawr between the villages of Pontfadog and Glyn Ceiriog. An excellent range of shops, amenities and schools can be found in nearby Glyn Ceiriog, Pontfadog and Chirk whilst the larger towns of Llangollen, Oswestry, Wrexham and the City of Chester are within easy reach. The surrounding Ceiriog Valley offers a host of picturesque walks and recreational activities while the property is also well located for transport links with the nearby train station at Chirk providing services to Birmingham and Manchester and both Manchester and Liverpool airports within an hour's drive.

## Accommodation

A part glazed door leads into:

**Entrance Hall:** Radiator, quarry tiled floor, beams to ceiling and glazed door to:

**Parlour:** 17' 3" x 14' 9" (5.25m x 4.49m) Includes original range cooker, wood flooring, two radiators, beams to ceiling and doors off to:

**Dining Room:** 14' 0" x 11' 10" (4.27m x 3.61m) Wood flooring, two radiators and glazed doors into:

**Open Plan Kitchen/Living Area:** 25' 8" x 15' 10" widening to 19' 9" (7.82m x 4.82m widening to 6.02m) Fitted base units, fitted worktops, integrated oven, hob and extractor hood. Space/plumbing for washing machine or fridge. Fitted breakfast bar, three radiators, beams to ceiling, vaulted ceiling over living area, wood effect flooring, doors to enclosed gardens and separate door to:

**Utility Room/Pantry:** 5' 4" x 4' 4" (1.63m x 1.31m) Grant oil fired boiler and HW/CH controls.

**Office:** 10' 11" x 5' 5" (3.33m x 1.66m) Radiator, wood effect flooring and door to:

**W.C.:** 8' 7" x 4' 0" (2.62m x 1.21m) High level flush w.c., pedestal wash hand basin and radiator.

**Stairs to first floor:** Opening into:

**Mezzanine 1:** 16' 1" x 11' 5" (4.89m x 3.47m) Could offer use as a Play Room or additional bedroom with radiator, door to Laundry Room and separate door to:

**Inner Landing:** With doors off to:

**Bedroom 1:** 15' 1" x 8' 5" (4.59m x 2.56m) max Wood flooring, radiator, access to loft space and door to Mezzanine 2.

**Bedroom 2:** 11' 4" x 8' 4" (3.46m x 2.53m) Radiator and feature fireplace.

**Bedroom 3:** 14' 5" x 5' 5" widening to 9' 5" (4.40m x 1.64m widening to 2.88m) Radiator.

**Family Bathroom:** 9' 5" x 5' 11" (2.86m x 1.81m) Roll top bath with electric shower over, wash hand basin and low level flush w.c. Heated towel rail and part tiled walls.

**Mezzanine 2:** 14' 1" x 12' 4" (4.30m x 3.76m) Previously been used as a fourth bedroom with radiator, skylight and stairs down to open plan living area.















**Directions:** From Chirk take the B4500 signposted to Glyn Ceiriog. Continue through the village of Pontfadog and on to Dolywern/Llwynmawr. After a sharp left bend over the bridge, turn left signposted for Llwynmawr and follow the road ahead where the property will be found on the left hand side.

**Outside:** The property includes an enclosed garden to the side of the property which is paved for ease of maintenance. A pedestrian gate provides access to the car park for the neighbouring Leonard Cheshire Care and Nursing Home. The property includes shared access rights over this parking area and an agreement has been in place for the current owners to park their vehicle alongside the property where it fronts onto this car park.

**EPC Rating:** EPC Rating - Band 'E' (54).

**Council Tax Band:** Council Tax Band - 'D'.

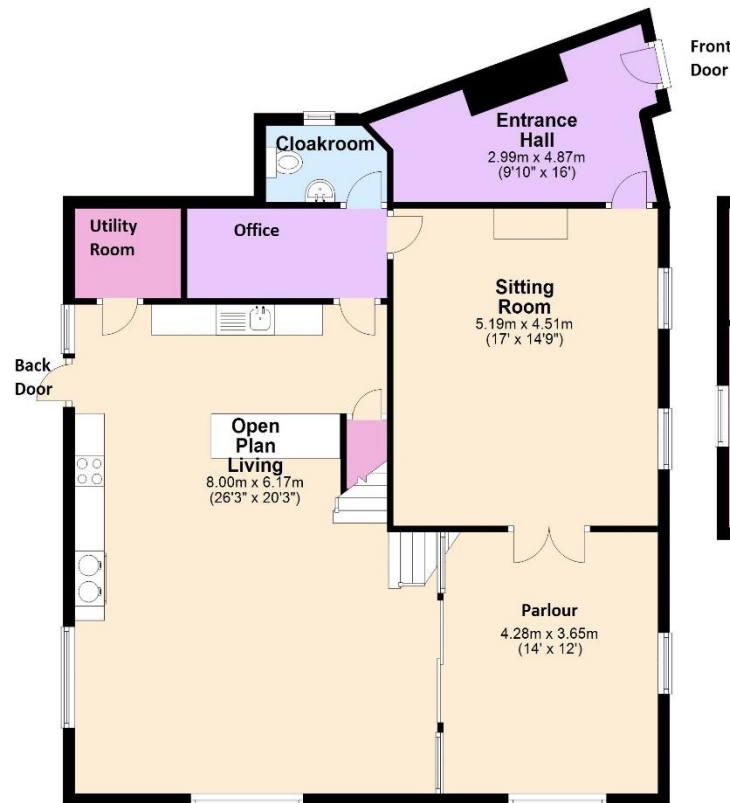
**Local Authority:** Wrexham County Borough Council.

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

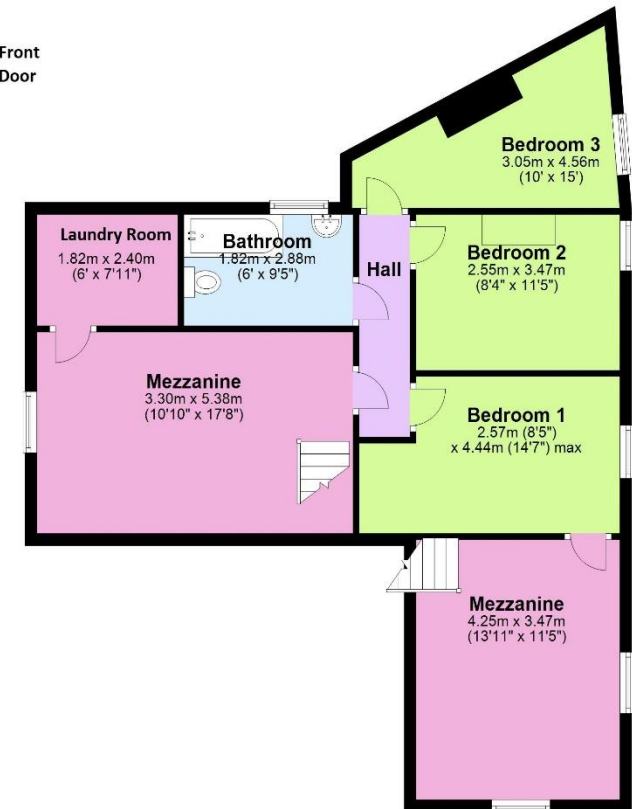
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We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.

**Ground Floor**  
Approx. 108.0 sq. metres (1162.4 sq. feet)



**First Floor**  
Approx. 75.9 sq. metres (816.5 sq. feet)



Total area: approx. 183.9 sq. metres (1978.9 sq. feet)

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