

BOWEN

PROPERTY SINCE 1862



Offers in the region of £259,950

3 Llafar Y Nant, Glyn Ceiriog, Llangollen,
Wrexham, LL20 7EQ

🏠 3 Bedrooms

🚿 1 Bathroom

3 Llafar Y Nant, Glyn Ceiriog, Llangollen, Wrexham, LL20 7EQ



Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, 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

General Remarks

Bowen are delighted with instructions to offer this spacious and well presented three bedroom link detached property, situated in a quiet cul-de-sac of similar properties close to the centre of Glyn Ceiriog at the heart of the Ceiriog Valley. The property includes good sized rear gardens which are bordered by a stream, making for a most picturesque setting.

To the front there is a large driveway providing ample off road parking and leading to an attached garage. The property is warmed by oil fired central heating and is fully double glazed. Early inspection is highly recommended as the property is offered for sale with no onward chain.

Location: The village has an excellent range of amenities including a Shop with Post Office, Sports Centre, Hotel and Public Houses which are all within walking distance. There is an excellent Primary school whilst there are a number of other renowned state and private schools within the area.

A range of outdoor pursuits are on your doorstep including bridle paths, pony trekking and walking trails. The picturesque town of Llangollen (famous for hosting the International Eisteddfod) and market town of Oswestry are within easy reach. A483 & A5 trunk roads provide links north to Chester and south to Shrewsbury/Welshpool and onto the motorways beyond.

Accommodation

A part glazed uPVC door leads into:

Kitchen/Diner: 22' 1" x 9' 10" (6.72m x 3.00m)
Newly fitted range of base/eye level wall units with worktops over and inset stainless steel sink/drainers.

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.

Space for cooker with extractor hood over, space/plumbing for washing machine and fridge freezer, tiled floor, radiator, telephone point, understairs cupboard, door to garage and separate door to:

Living Room: 16' 9" x 11' 9" (5.10m x 3.57m)
max Feature fireplace and surround, wood effect vinyl flooring, radiator, stairs to first floor landing and door to:

Rear Porch: 5' 1" x 4' 9" (1.55m x 1.46m)
Continuation of wood effect vinyl flooring, built in

low level storage cupboard and part glazed uPVC door to rear gardens.

Stairs to first floor landing: Access to loft space, central heating/hot water control panel and doors off to:

Bedroom 1: 13' 0" x 11' 7" (3.96m x 3.54m)
Radiator.

Bedroom 2: 11' 7" x 9' 0" (3.54m x 2.74m)
Radiator.

Bedroom 3: 10' 2" x 10' 3" (3.11m x 3.12m)
Radiator.





Bathroom: 10' 2" x 5' 3" (3.11m x 1.60m) Suite comprising panel bath, separate shower cubicle with electric shower, pedestal wash hand basin and low level flush w.c. Airing cupboard housing hot water cylinder/slatted shelving, heated towel rail, wood effect vinyl flooring, part tiled walls and extractor fan.

Garage: 16' 2" x 9' 1" (4.92m x 2.76m) Up/over door to driveway, 'Worcester' oil fired boiler, light/power facilities laid on, space/plumbing for washing machine/tumble dryer and door to Kitchen.

Outside: To the rear of the property is a good sized lawned garden which overlooks a small stream. Also included is a paved patio and path leading to the seating area adjoining the property and pedestrian access path to the side, which leads to the driveway at the front.

EPC Rating: EPC Rating - Band 'D' (64).

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

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

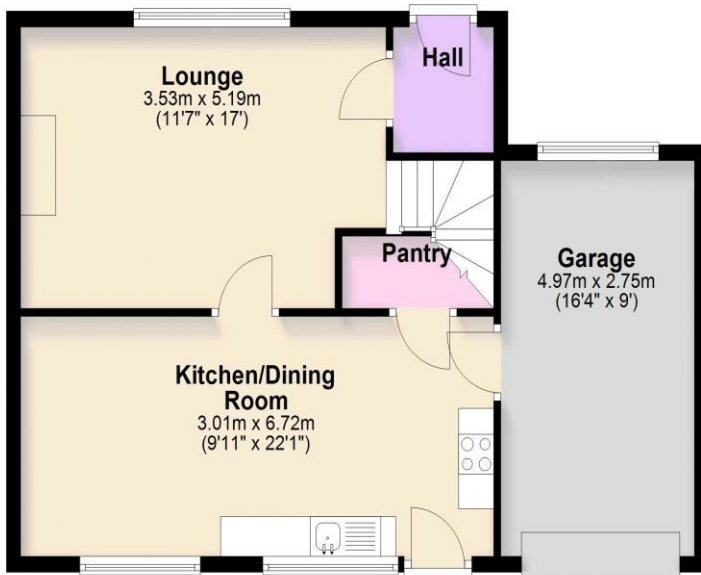
Tenure: We are informed that the property is freehold subject to vacant possession on completion.

Directions: From Chirk proceed West on the B4500 towards Glyn Ceiriog. After entering the village continue until the mini roundabout before taking the second exit straight over for Llanarmon D.C. Take the first turn right after the Glyn Valley public house and follow the road ahead into Llafar Y Nant where the property will be found on the left hand side.



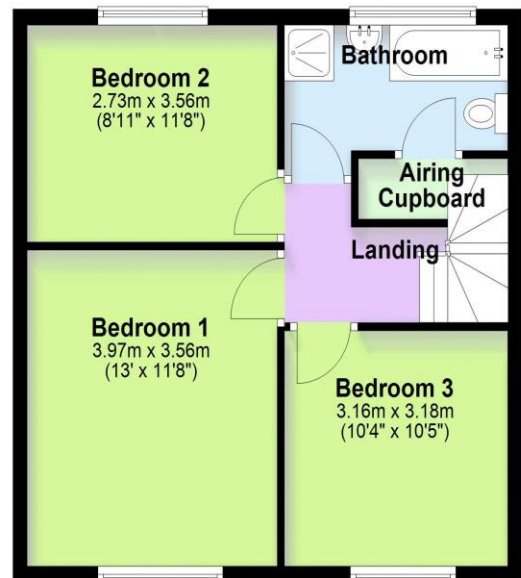
Ground Floor

Approx. 58.8 sq. metres (633.5 sq. feet)



First Floor

Approx. 45.8 sq. metres (492.8 sq. feet)



Total area: approx. 104.6 sq. metres (1126.2 sq. feet)

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.