



# BOWEN

PROPERTY SINCE 1862

Offers in the region of £345,000

3 Bedrooms 1 Bathroom

6 Berwynfa, Glyn Ceiriog, Llangollen,  
Wrexham, LL20 7HP

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## General Remarks

A spacious and ideally located three bedroom detached bungalow which offers a prime position within the village of Glyn Ceiriog, with extensive views of the Ceiriog Valley. The property has been well maintained by the current owners, yet offers potential for further improvement and modernisation in line with a purchaser's tastes and requirements.

The large loft space is another potential area for additional accommodation if required, subject to obtaining the necessary consents. Externally there are private gardens and a large attached garage with driveway in front which provides ample off road parking. The property is warmed by oil fired central heating and early inspection is 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 door leads into:

**Porch:** 8' 11" x 3' 3" (2.71m x 1.00m) With glazed door into:

**Hall:** 18' 10" x 8' 11" (5.75m x 2.71m) max Stairs to large loft space, C/H control and doors off to:

**Living Room:** 19' 0" x 13' 1" (5.78m x 3.98m) Open fireplace with stone surround, fitted wall shelves, radiator, TV point, sliding glazed door to gardens, views of Ceiriog Valley and glazed door to:

**Kitchen/Diner:** 18' 6" x 12' 0" widening to 18' 11" (5.63m x 3.66m widening to 5.76m) Range of fitted base/eye level wall units with worktops over and inset 2 bowl stainless steel sink/drainers. Integrated oven and separate hob with extractor hood over. Rayburn oil fired range cooker, 2 radiators, tiled floor, part tiled walls, door to hall and separate door to:

**Rear Porch:** Built in store cupboards and part glazed door to:

**Covered Rear Veranda/Porch:** 19' 9" x 6' 10" (6.02m x 2.09m) Steps to side of property and door to:

**Utility:** 10' 6" x 6' 9" (3.19m x 2.07m) max - includes W.C. Radiator and fitted base unit with inset stainless steel sink/drainers. Space/plumbing for washing machine, door to garage and separate door to:

**Cloakroom:** 5' 3" x 2' 11" (1.60m x 0.88m) Low level flush w.c.

**Bedroom 1:** 15' 11" x 10' 2" (4.86m x 3.09m) max Accessed from Hall. Radiator.

**Bedroom 2:** 12' 6" x 11' 2" (3.81m x 3.40m) Radiator and TV point.

**Bedroom 3:** 10' 9" x 8' 11" (3.28m x 2.73m) max Radiator.

**Bathroom:** 10' 9" x 8' 11" (3.27m x 2.71m) Suite comprising panel bath, separate shower cubicle with electric shower, pedestal wash hand basin and low level flush w.c. Tiled floor, tiled walls, radiator and airing cupboard with hot water cylinder/slatted shelving.

**Garage:** 26' 5" x 9' 6" (8.06m x 2.89m) max Roller door to driveway at front, Warmflow oil fired boiler, light/power facilities laid on and pedestrian door to Utility.









**Loft Space:** 57' 10" x 12' 4" (17.63m x 3.75m) - Limited Head Space Light/power facilities laid on. Fully boarded and offers excellent potential for additional living space if required, subject to obtaining the required consents.

**Outside:** The property is located in a prime corner plot at the end of this popular cul-de-sac. A large driveway provides off road parking with pedestrian access via a path to the rear and a gate at the front into the gardens. These are mainly laid to lawn with a large paved patio and views of the surrounding valley.

**EPC Rating:** EPC Rating - Band 'F' (37).

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

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

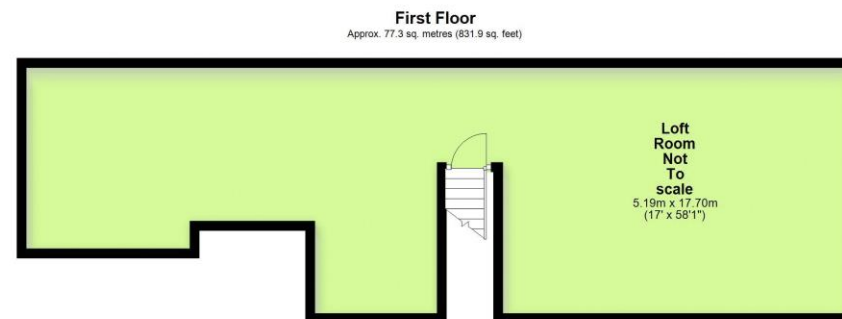
**Tenure:** We are informed that the property is freehold subject to vacant possession on completion.

**Directions:** From Chirk proceed West on the B4500 towards Glyn Ceiriog. After entering the village continue until the mini roundabout before taking the 4th exit onto High Street. Follow the road up and at the top of the hill where the road levels out, the road into Berwynfa will be seen on the right hand side. Turn into the cul-de-sac and follow it to the end where the property will be found in the right hand corner.

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Total area: approx. 248.8 sq. metres (2678.3 sq. feet)

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