

BOWEN

PROPERTY SINCE 1862



Offers in the region of £164,950

1 Ceiriog Terrace, Glyn Ceiriog,
Llangollen, LL20 7ED

🏠 2 Bedrooms

🚿 1 Bathroom

1 Ceiriog Terrace, Glyn Ceiriog, Llangollen, LL20 7ED



General Remarks

An attractive two bedroom end-of-terrace property situated in a central location within the village of Glyn Ceiriog. The property offers extensive views of the Ceiriog Valley to the rear, while externally there is off-road parking to the front and mature gardens to the rear. The property has timber framed double glazing throughout and is warmed by oil fired central heating, Early inspection is recommended as the property is offered for sale with no onward chain.

Location: Glyn Ceiriog is situated at the heart of the picturesque Ceiriog Valley. The village itself has a host of local amenities including various Shops, Public Houses and an excellent Primary School. 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 at the front of the property leads into:

Porch: 5' 4" x 2' 9" (1.62m x 0.85m) Parquet flooring and door into:

Living Room: 12' 5" x 11' 1" (3.78m x 3.37m) Max Fireplace housing Morso multi-fuel burner, parquet flooring, radiator, TV/telephone points and door to:

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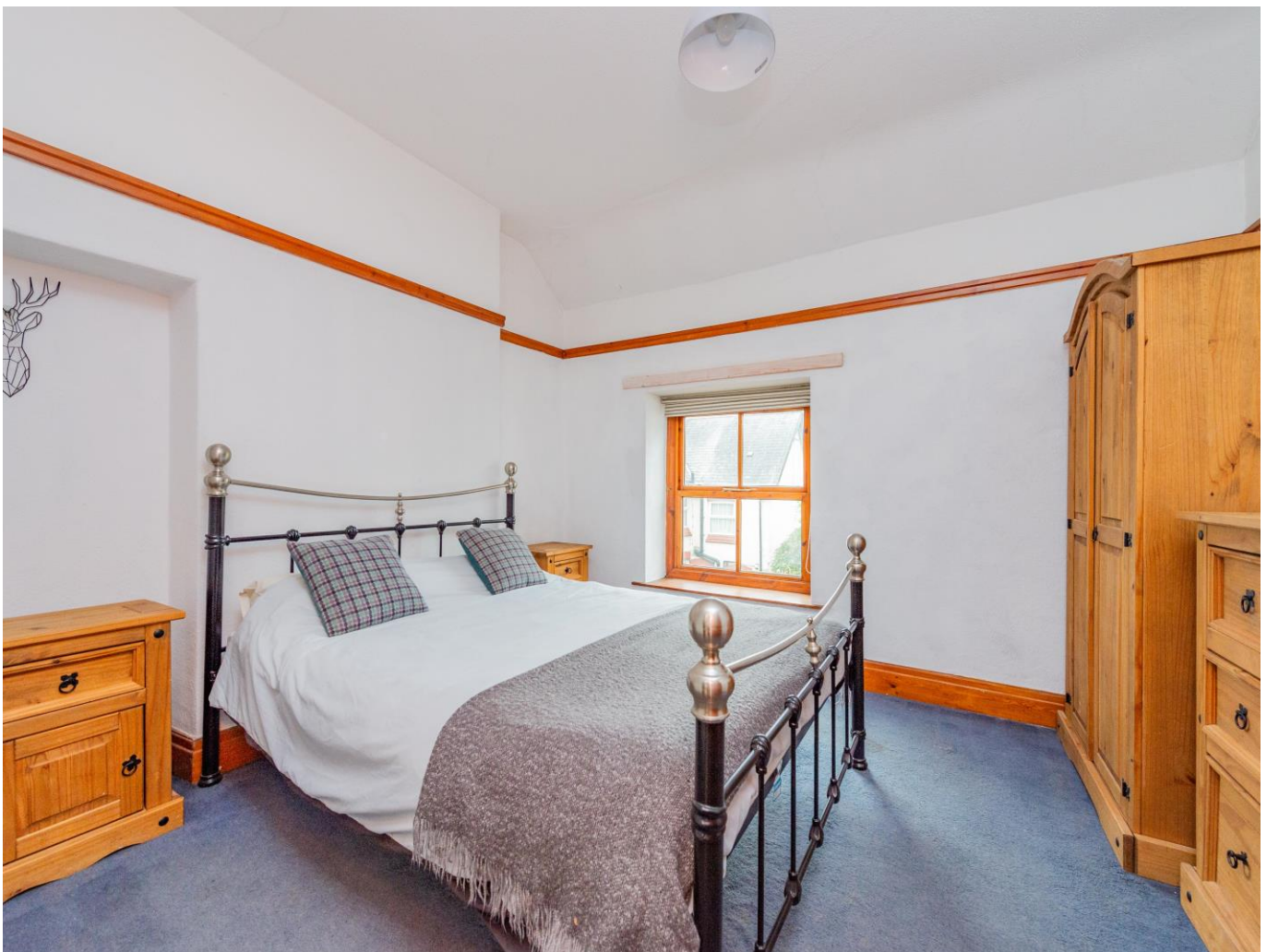
Kitchen/Breakfast Room: 12' 6" x 10' 0" (3.82m x 3.05m) max Range of fitted base/eye level wall units with worktops over and inset stainless steel sink/drain. Integrated oven and hob, freestanding fridge freezer located under the stairs, freestanding dishwasher, space and power for a washing machine. Boulder oil fired boiler located in cupboard under stairs, separate understairs storage cupboard, quarry tiled floor, part tiled walls, radiator and part glazed door to garden.

Stairs to first floor landing: Access to loft space and doors off to:

Bedroom 1: 12' 4" x 11' 0" (3.76m x 3.35m) max With radiator.

Bedroom 2: 10' 0" x 5' 5" (3.05m x 1.65m) Radiator.

Bathroom: 6' 11" x 3' 10" widening to 6' 8" (2.12m x 1.17m widening to 2.03m) Suite comprising panel bath with electric shower over, pedestal wash hand basin and low level flush





WC. Radiator, part tiled walls and cupboard housing hot water cylinder.

Outside: There is parking to the front/side of the property. The rear gardens include a paved patio area, together with gravelled beds, lawns, shrubs and trees. A stone outbuilding is situated to the far end of the garden and there are views over the surrounding valley.

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

Council Tax: Council Tax Band 'C'.

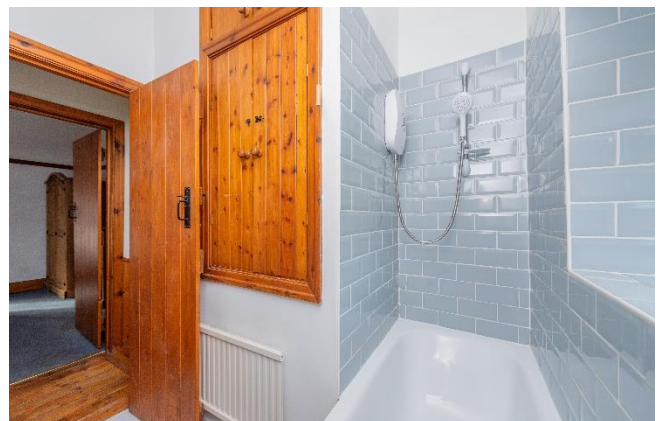
Local Authority: Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY. Tel: (01978) 292000.

EPC Rating: EPC Rating - Band 'F' (30).

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 after the cul-de-sac known as Berwynfa, Ceiriog Terrace is the next right, where the property will be found on the left hand side.

What3words: ///lollipop.cape.dizziness



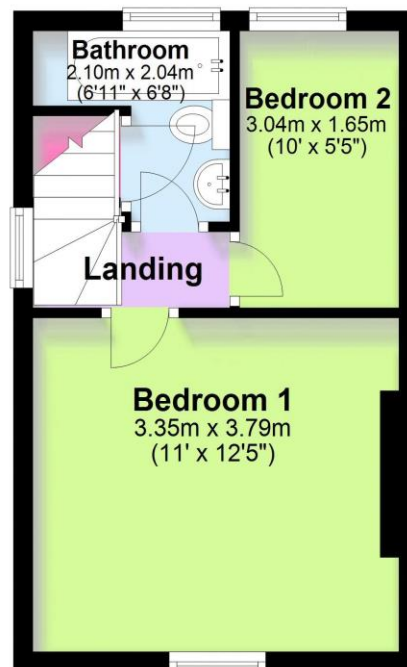
Ground Floor

Approx. 25.1 sq. metres (270.6 sq. feet)



First Floor

Approx. 23.6 sq. metres (254.1 sq. feet)



Total area: approx. 48.7 sq. metres (524.7 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.

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35 Bailey Street Oswestry Shropshire SY11 1PX

01691 652367 | bowen.uk.com | oswestrysales@bowen.uk.com

