

BOWEN

PROPERTY SINCE 1862



Offers in the region of £250,000

1 Groes Llwyd, Selattyn Road, Glyn Ceiriog,
Llangollen, Wrexham, LL20 7HB

🛏 4 Bedrooms

🚿 1 Bathroom

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General Remarks

A spacious and picturesquely located four bedroom semi detached property, set within circa 1/3 of an acre of gardens, grounds and woodland. Set on the fringes of the village of Glyn Ceiriog, the property retains characterful features whilst providing good sized living space.

Externally the gardens are a most notable feature and include terraced areas which connect with the mature woodland beyond. The property includes off road parking provision and is warmed by a radiators run via the multi fuel burner in the Living Room. Early inspection is highly recommended.

Location: The property is ideally situated on the fringes of the historic village of Glyn Ceiriog at the heart of the Ceiriog Valley. The village has a range of amenities including Shop, 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 glazed uPVC door leads into:

Kitchen/Diner: 15' 3" x 10' 7" (4.66m x 3.23m)
Fitted base/eye level wall units, free standing larder unit, inset stainless steel sink/drain, 'Beko' gas cooker, hob and grill, 'Hoover' dishwasher, LG fridge freezer, space and plumbing for washing machine, beams to ceiling, radiator, wood effect flooring, stairs to first floor landing and opening to:

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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.

Living Room: 15' 5" x 13' 3" (4.69m x 4.03m)

Stone fireplace housing multi fuel burner (runs central heating), night storage heater, wood effect flooring, beams to ceiling, radiator, TV point and door to:

Utility: 9' 6" x 8' 10" (2.90m x 2.68m) Fitted base/eye level wall units with worktop over. Space and plumbing for washing machine. Vinyl flooring, part glazed uPVC door to side and internal door to:

Bathroom: 8' 10" x 5' 6" (2.70m x 1.67m) Suite comprising panel bath with shower over, pedestal hand wash basin and low level flush W.C. Tiled floor, part tiled walls and radiator.

Stairs to First Floor Landing: Glazed door to rear gardens, radiator, wood flooring, access to loft space, fitted airing cupboard and doors off to:

Bedroom 1: 15' 11" x 9' 6" (4.86m x 2.89m) Fitted carpet, radiator and two metre wide fitted wardrobe.





Bedroom 2: 10' 5" x 10' 4" (3.18m x 3.14m)
Radiator, wood flooring, wash hand basin and cupboard housing hot water cylinder.

Bedroom 3: 12' 3" x 7' 10" (3.73m x 2.39m)
Wood flooring and radiator.

Bedroom 4: 9' 8" x 8' 6" (2.95m x 2.58m) Wood flooring and radiator.

Outside: The property is approached over the access track which leads to an off road parking area, with turning space beyond. At the end of the parking area is a shed and woodstore while to the opposite side of the road is a small garden area which houses a host of mature plants and flowers. Beyond this is another small garden area at a lower level while to the rear of the property steps lead up into the terraced gardens with the adjoining woodland beyond. The gardens offer stunning views of the surrounding Ceiriog Valley and also include flowering shrubs and fruit trees (Cherries, Plums and Blackberries).

EPC Rating: EPC Rating - Band 'E' (42).

Council Tax Band: Council Tax Band 'C'.

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 upon completion.

Services: We are informed that the property is connected to mains electricity with a shared septic tank and bore hole water supply.

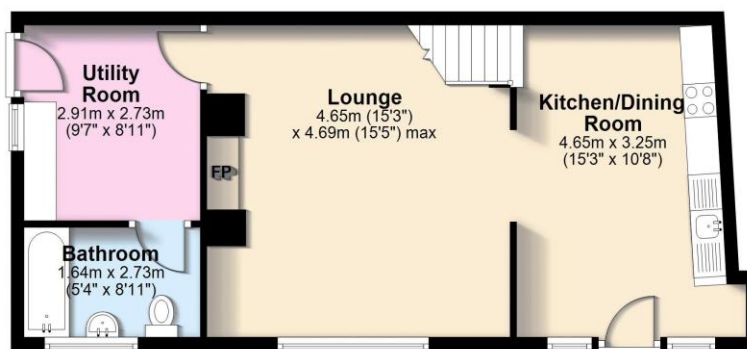
Directions: From the agents Chirk office, proceed along Castle Road taking the B4500 into Glyn Ceiriog. Proceed to the island in the centre of the village and take the first exit left onto the B4579 Selattyn Road. Follow the road over the bridge, taking the first turning right. Follow the road upwards and the driveway to the property will be found on the right hand side, as indicated by the agent's arrow board.

<https://what3words.com/driftwood.planet.intrigue.d>



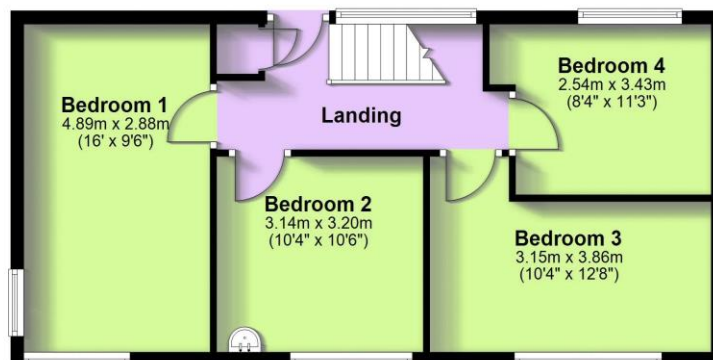
Ground Floor

Approx. 50.3 sq. metres (541.6 sq. feet)



First Floor

Approx. 52.0 sq. metres (559.3 sq. feet)



Total area: approx. 102.3 sq. metres (1100.9 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.

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