

BOWEN

PROPERTY SINCE 1862



Asking Price £360,000

3 Bedrooms 1 Bathroom

Ty'r Ysgol, New Road, Glyn Ceiriog,
Llangollen, Wrexham, LL20 7HH

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General Remarks

A refurbished and immaculately presented three bedroom detached property set within a most generously sized plot offering views of the surrounding Ceiriog Valley. The property retains its character yet offers well planned living accommodation, including a stunning open plan Kitchen Diner.

The three first floor bedrooms are all good sized while the gardens have also been extensively improved and are a most notable feature of the property. There is also a useful Studio in the gardens which provides an excellent home office or craft room. Early inspection is highly recommended in order to fully appreciate this notable addition to the market.

Location: The property is located in Glyn Ceiriog at the heart of the Ceiriog Valley. 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



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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.

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 at the front of the property leads into:

Porch: Quarry tiled flooring and part glazed door to:

Hall: Quarry tiled flooring, radiator, stairs to first floor landing, understairs storage cupboard and part glazed door to:

Kitchen Diner: 22' 10" x 12' 10" (6.95m x 3.92m)
High specification range of fitted base/eye level wall units with granite worktops over and inset Belfast sink unit. Central island, integrated double oven, microwave, dishwasher, gas hob and wine fridge. Space for fridge freezer, bay window to side, two radiators, tiled floor, glazed doors to rear gardens and internal doors off to:

Living Room: 14' 5" x 11' 11" (4.39m x 3.62m) max
Stanley multi fuel burner, wood flooring and two radiators.

Side Entrance Hall: Part glazed door to side, quarry tiled flooring and doors off to:

Utility: 6' 10" x 3' 7" (2.09m x 1.08m) Fitted wall cupboards with worktop beneath and space/plumbing for washing machine, freezer and tumble dryer.

Cloakroom: 5' 2" x 3' 7" (1.58m x 1.09m) Low level flush w.c., wash hand basin, quarry tiled flooring, heated towel rail and extractor fan.

Stairs to first floor landing: Wood flooring, radiator, access to loft space and doors off to:

Bedroom 1: 14' 6" x 11' 11" (4.41m x 3.62m) max. Cast iron feature fireplace, fitted wardrobe, wood flooring and radiator.

Bedroom 2: 12' 10" x 10' 11" (3.92m x 3.33m) max. Cast iron feature fireplace, fitted wardrobe and radiator.

Bedroom 3: 11' 5" x 8' 10" (3.47m x 2.70m) max
Cast iron feature fireplace and radiator.

Shower Room: 7' 10" x 4' 10" (2.39m x 1.47m)
Suite comprising large corner shower cubicle with rainfall shower, pedestal wash hand basin and low level flush w.c. Tiled floor, electric wall heater, heated towel rail and extractor fan.

Separate W.C.: 4' 7" x 3' 7" (1.40m x 1.09m)
Wash hand basin with vanity unit below, low level flush w.c., heated towel rail, tiled floor and extractor fan.

Studio: 22' 6" x 8' 10" (6.85m x 2.68m) Located in the rear gardens and provides an ideal home office or craft room/art studio. Fitted base unit with inset 1.5 bowl stainless steel sink/drainer, wood effect flooring, light/power/water facilities laid on and glazed doors opening into gardens.









Gardens: At the front of the property the approach is via a gated entrance to a driveway. This is bordered by lawned gardens and shrubs with access leading down the side of the property to the extensive rear gardens. These include further lawns, paved seating areas, raised flowering beds, mature shrubs and trees, log stores and an ornamental pond.

EPC Rating: Awaiting EPC assessment.

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

Services: We are informed that the property has mains water, electricity and drainage connections. The property is warmed by an oil fired central heating system.

Council Tax Band: Council Tax Band - 'E'.

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

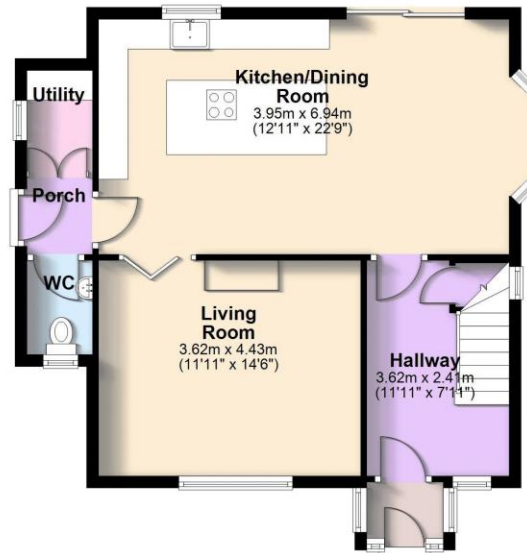
Directions: From Chirk proceed West on the B4500 towards Glyn Ceiriog. After entering the village the property will be found on the right hand side, as identified by the agent's for sale board.

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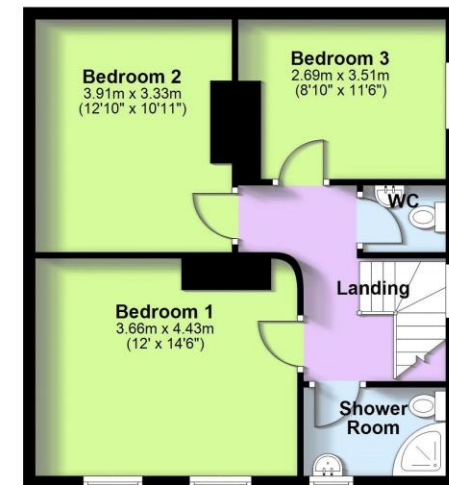
Ground Floor

Approx. 60.6 sq. metres (652.3 sq. feet)

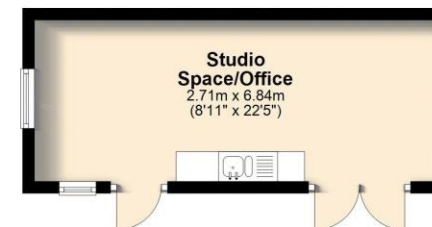


First Floor

Approx. 53.2 sq. metres (572.8 sq. feet)



Approx. 18.5 sq. metres (199.5 sq. feet)



Total area: approx. 132.3 sq. metres (1424.6 sq. feet)

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

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