



BOWEN

PROPERTY SINCE 1862

Offers in the region of £329,950

🏠 3 Bedrooms 🛀 1 Bathroom

Llys Aber, New Road, Glyn Ceiriog,
Llangollen, LL20 7HF

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General Remarks

A period detached cottage which has recently been fully renovated to create a contemporary family home which retains a host of original features. The property is conveniently situated in the popular village of Glyn Ceiriog in the picturesque Ceiriog Valley and offers spacious and flexible living accommodation, together with private gardens, ample off-road parking and a large garage which could create an excellent home office or garden room. The property also benefits from uPVC double glazing and an oil fired central heating system throughout.

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 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

The property is constructed of rendered stone under a pitched slate roof. A UPVC door with stained glass inserts, opening into a:

Porch: With slate floor leading into:

Lounge: 13' 11" x 13' 9" (4.24m x 4.19m) With stairs to first floor, Inglenook fireplace housing a wood burning stove on a raised hearth. Radiator. Exposed beams to ceiling, door off to:

Living Room: 13' 9" x 10' 4" (4.19m x 3.14m) This room has also been used previously as a ground floor Bedroom. With wood block flooring, original cast fireplace with tiled inset. Radiator.

Door off lounge into:

Kitchen: 16' 7" x 8' 1" (5.06m x 2.47m) Recently fitted kitchen with matching base units an eye level wall cupboards (one of which is glazed for display purposes) and worktop over. Sink with mixer tap over. Integrated fan assisted oven/ grill. 4 ring induction hob with glazed splashback. Integrated fridge. Beams to ceiling, radiator.

Office/Dining Room: 10' 4" x 8' 1" (3.14m x 2.47m) Radiator, part timber wall panelling, fitted kitchen unit which is not fixed and matches with the fitted kitchen.

Door off Kitchen into:

Lean to: 19' 0" x 6' 9" (5.78m x 2.05m) With glazed windows and doors overlooking rear garden. Space and plumbing for washing machine and tumble dryer. Outside tap. Worcester oil fired boiler.

Stairs off Lounge to:

First Floor Landing: With access to roof space. Doors into Walk in Airing cupboard with radiator and slatted shelves.

Bedroom 1: 13' 9" x 13' 9" (4.20m x 4.19m) With exposed floorboards, original open fireplace. Fitted wardrobe with hanging rail and storage cupboard above.

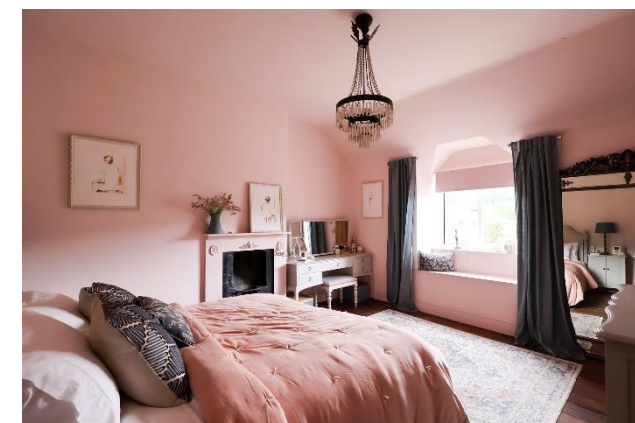
Bedroom 2: 13' 9" x 9' 9" (4.19m x 2.98m) Radiator.

Bedroom 3: 13' 9" x 8' 1" (4.20m x 2.47m) Radiator.

Bathroom: 9' 9" x 8' 1" (2.98m x 2.47m) Bathroom suite comprising panelled bath with shower attached and direct feed shower above. Pedestal wash hand basin. Low level full WC. Radiator/heated towel rail.

Gardens: To the rear of the property is a large and private rear garden with views towards the surrounding hills. The garden is mainly laid to lawn with a host of mature shrubs, trees and flower beds. There is also a raised patio area and Oil storage tank. A side gate leads onto:

Parking Area: Providing ample off-road parking for numerous vehicles, which together with the front of the property has been clad with slate for ease of maintenance.





Garage: 16' 2" x 12' 0" (4.92m x 3.65m) With up and over door and separate pedestrian door into garden. Potential for conversion to a home office/garden room (subject to any necessary planning consents).

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

Council Tax: Council Tax Band 'E'

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

EPC Rating: EPC Rating 58 (D)

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





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Total Area: 129.1 m² ... 1390 ft² (excluding garage)

All measurements are approximate and for display purposes only

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