

BOWEN

PROPERTY SINCE 1862



Offers in the Region Of £200,000

Pontrhyd Y Gad, Tregeiriog, Llangollen,
Wrexham, LL20 7HT

🏠 2 Bedrooms

🚿 1 Bathroom

Pontrhyd Y Gad, Tregeiriog, Llangollen, Wrexham, LL20 7HT



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General Remarks

A two bedroom barn conversion with associated traditional building situated near Tregeiriog in the picturesque Ceiriog Valley. The property is situated adjacent to the Grade II listed property known as Pontricket and offers a stunning aspect onto the adjoining countryside and farmland. Offering potential for further improvement/modernisation in line with a purchaser's requirements, this most individual property is a rare addition to the sales market. There is off road parking provision to the front and excellent gardens to the side, again which overlook the surrounding countryside. Internal inspection is essential in order to fully appreciate the property on offer.

Location: Located on the lower run of a hillside to the south-eastern edge of the B4500, the property sits within the Ceiriog Valley between Glyn Ceiriog and Llanarmon DC. The property fronts onto open pastureland and offers excellent views. Glyn Ceiriog has an excellent range of amenities including a shop with Post Office, Sports Centre, Hotel and Public Houses.

There is an excellent Primary school and 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.

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.

Accommodation

A covered porch with part glazed door leads into:

Kitchen/Diner: 16' 1" x 15' 3" (4.89m x 4.64m)

Range of fitted base/eye level wall units with worktops over and inset 1.5 bowl stainless steel sink and drainer. Stairs to first floor landing, understairs cupboard, radiator, exposed beams and doors off to:

Living Room: 15' 0" x 11' 9" (4.56m x 3.59m)

With feature fire surround, two radiators, TV point and exposed beams.

Utility/Boot Room: 13' 9" x 13' 7" (4.20m x 4.15m) max includes W.C. Enviromax oil fired boiler, space and plumbing for a washing machine and freezer. Lighting and power laid on and door to cloakroom with low level flush WC.

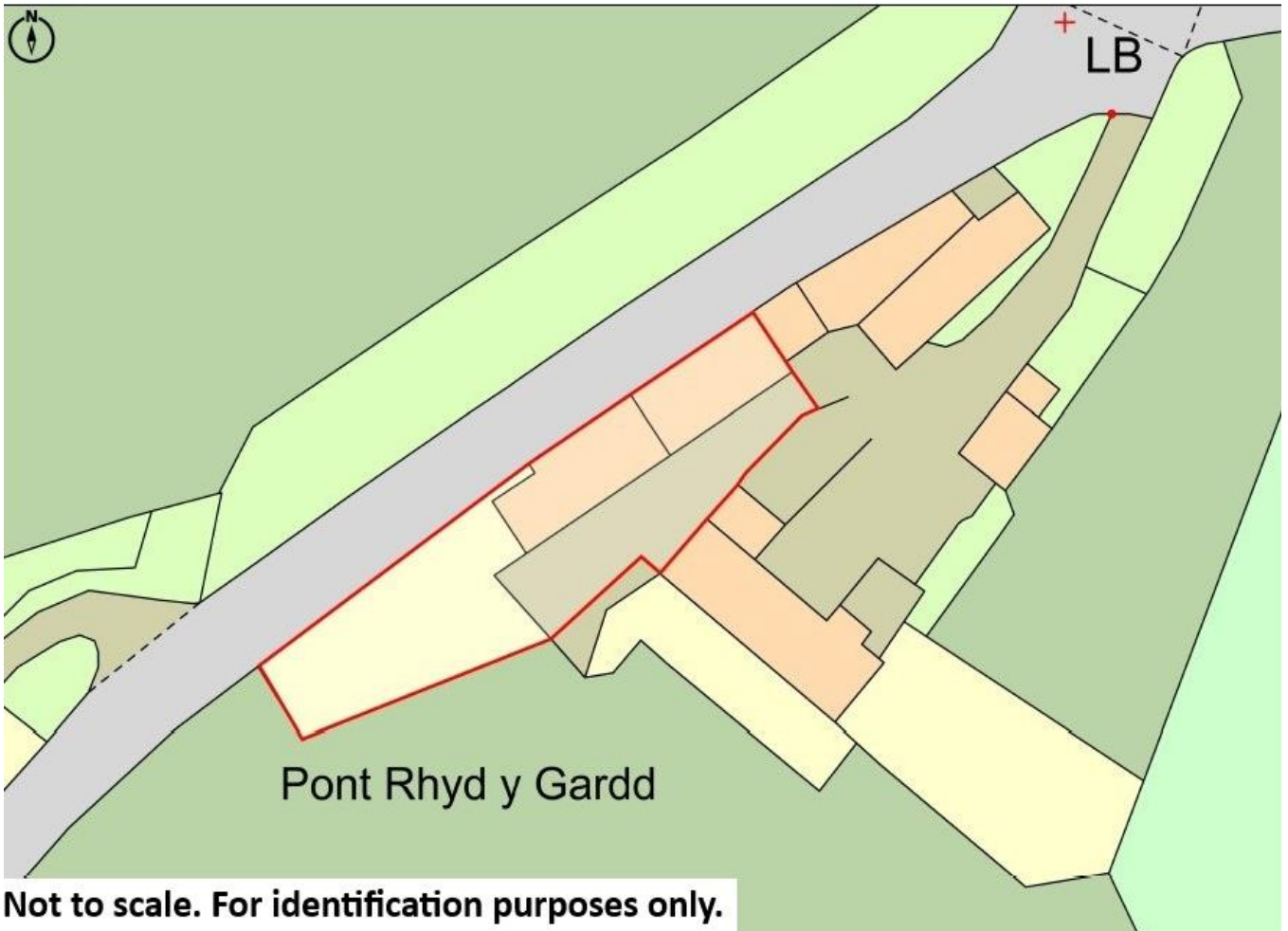
Stairs to first floor landing: Access to loft space and doors off to:

Bedroom 1: 13' 9" x 11' 10" (4.20m x 3.61m)

Radiator and fitted wardrobes.



Pontrhyd Y Gad, Tregeiriog.
For identification purposes only.



Not to scale. For identification purposes only.

Bedroom 2: 12' 0" x 10' 2" (3.67m x 3.11m)

Radiator and airing cupboard with hot water cylinder.

Shower Room: 7' 3" x 5' 6" (2.22m x 1.67m)

Suite comprising shower cubicle, pedestal wash hand basin and low level flush WC. Radiator and extractor fan.

Outbuildings: The property also includes an attached traditional building which briefly comprise the following:

Barn: 35' 9" x 12' 4" (10.89m x 3.76m) max

Traditional stone outbuilding split into three bays.

Gardens: The property is approached via a right of way over the adjacent property's (Pontricket) driveway which leads to a gravelled parking area. Beyond this is a good sized garden with mature shrubs, grassed areas and exceptional views over the surrounding countryside. Also included is an additional grassed area in front of the gardens with a field gate leading to the roadway.

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

Council Tax Band: Council Tax Band - 'D'.

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 warmed by an oil fired central heating system and include mains electricity/water supplies with a private septic tank drainage system.

Directions: From Chirk proceed West on the B4500 towards Glyn Ceiriog. After entering the village continue until the mini roundabout before taking the 2nd exit onto Llanarmon Road. Continue on this road for just under 3 miles through the hamlet of Pandy and on towards the village of Tregeiriog. The property will be found on the left hand side, as identified by the agent's For Sale board.



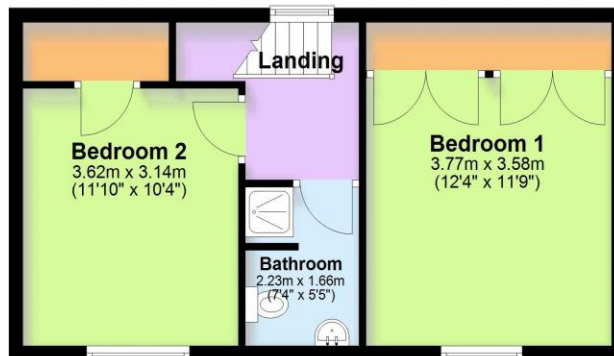
Ground Floor

Approx. 56.2 sq. metres (604.6 sq. feet)



First Floor

Approx. 39.0 sq. metres (420.0 sq. feet)



Total area: approx. 95.2 sq. metres (1024.7 sq. feet)

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