



BOWEN

PROPERTY SINCE 1862

Offers in the region of £165,000

🏠 2 Bedrooms 🛀 1 Bathroom

Gilfach Isa, Quarry Road, Glyn Ceiriog,
Llangollen, LL20 7DA

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General Remarks

Tucked away off Quarry Road on the fringes of Glyn Ceiriog, this enchanting two-bedroom country cottage offers a rare opportunity to acquire a home full of charm, character, and potential. Recently benefiting from some improvement works, the property invites a new owner to complete the renovation in their own style.

The cottage is heated by a solid fuel Rayburn, which provides both central heating and hot water. In addition, two further fireplaces bring warmth and atmosphere to the home — one of which features a cosy log burner, perfect for winter evenings.

Outside, the property boasts a wealth of outbuildings including a coal and wood store, a small workshop with power, and a delightful brick-built potting shed. While the shed would benefit from some renovation, it retains an abundance of rustic charm and could make a wonderful garden retreat or studio space.

The gardens offer fantastic scope for landscaping and back onto mature woodland, providing privacy



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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.

and a truly idyllic rural setting. A garage and off-road parking are located just across Quarry Road, adding practicality to the property's appeal. Internal inspection is essential to fully appreciate the magic and potential this fairy-tale cottage has to offer.

Location: Gilfach Isa occupies an enviable position on the fringes of Glyn Ceiriog. The village has an excellent range of amenities including a Shop with Post Office, Sports and Community Centre, Community Cafe, Hotel and Public Houses. 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, walking and cycling trails and fishing. 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. Nearby Chirk also has a railway station providing services to Birmingham & Chester. Manchester and Liverpool Airports are just over an hour's drive away.

Accommodation

Porch: With glazed door opening into:

Dining Room: 13' 4" x 12' 4" (4.07m x 3.75m) Open fireplace, quarry tiled flooring, radiator, stairs to first floor landing and doors off to:

Living Room: 14' 4" x 12' 3" (4.38m x 3.74m) Solid fuel burner, quarry tiled floors, radiator and bay window to the front.

Kitchen/Breakfast Room: 17' 3" x 8' 3" (5.25m x 2.51m) Rayburn solid fuel range cooker which runs central heating and hot water systems. Free standing kitchen units, inset stainless steel sink unit. Space for cooker, fridge/freezer and washing machine. Built in storage cupboard, glazed doors to garden and separate door to:

Former Shower Room: 3' 11" x 7' 3" (1.19m x 2.21m) Currently not in use but previously provided plumbing/facilities for ground floor shower room.

Stairs to the first floor landing: With doors off to:

Bedroom 1: 12' 4" x 12' 2" (3.75m x 3.71m)
Feature fireplace and radiator.

Bedroom 2: 12' 8" x 8' 8" (3.86m x 2.63m)
Feature fireplace and radiator.

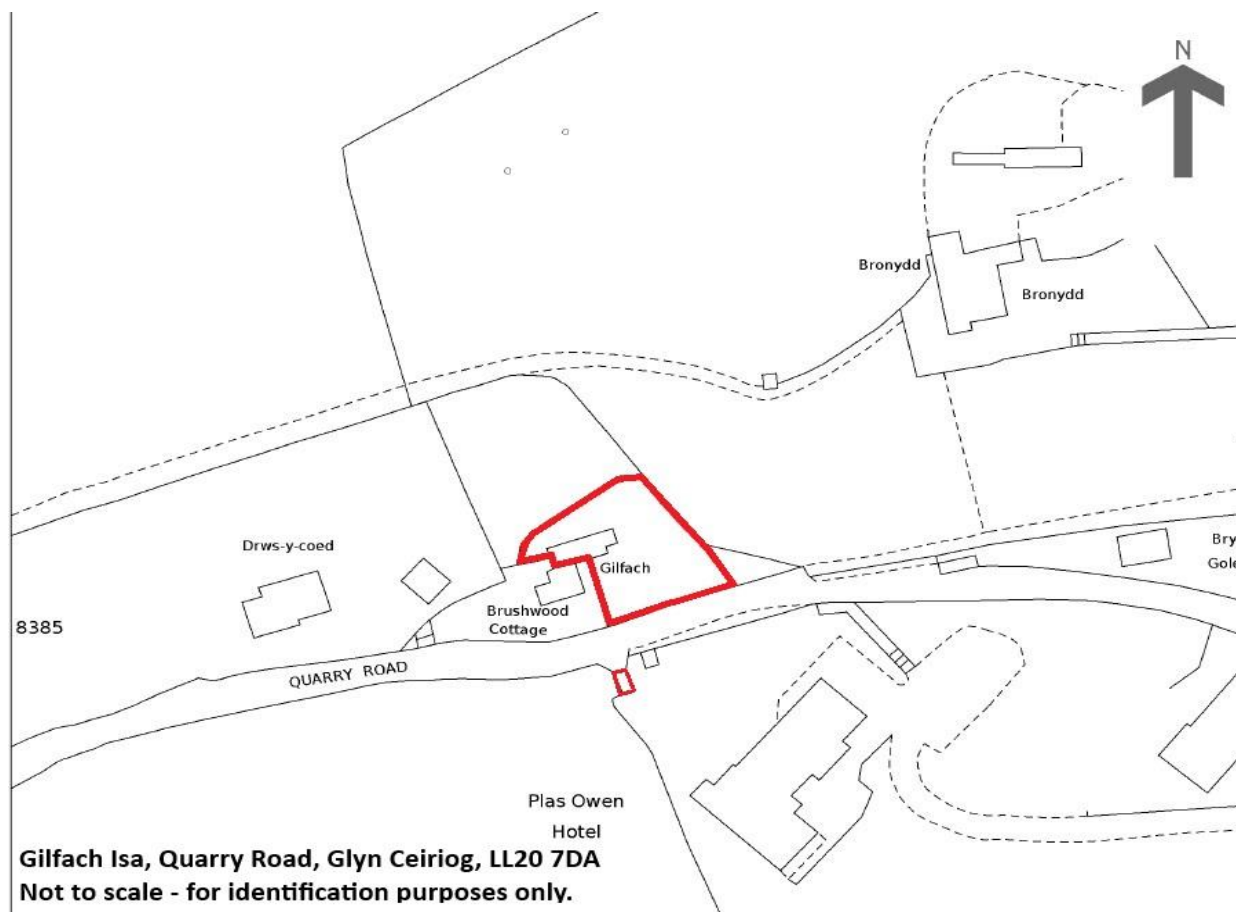
Bathroom: 9' 2" x 5' 11" (2.79m x 1.80m)
Updated suite comprising panel bath with Mira electric rainfall shower over, pedestal wash basin and low level flush W.C. Tiled flooring, radiator and access to loft space.

Outside: The property is set within private gardens which adjoin woodland and offer huge scope for improvement. There is a level area to the front of the property with sloping gardens to the rear. Adjoining the property itself is a wood/coal store and workshop with an electricity supply. There is also a brick potting shed within the gardens, while located on the opposite side of quarry road is a single garage with off road parking provision in front.









seen on the right as identified by the auctioneer's For Sale board, just before the neighbouring property known as Brushwood Cottage.

<https://what3words.com/thinnest.fixtures.perfect>

EPC Rating: EPC Rating Band 'G' (1)

Council Tax Band: Council Tax Band 'A'

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 water and mains electricity 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 3rd exit onto Quarry Road.

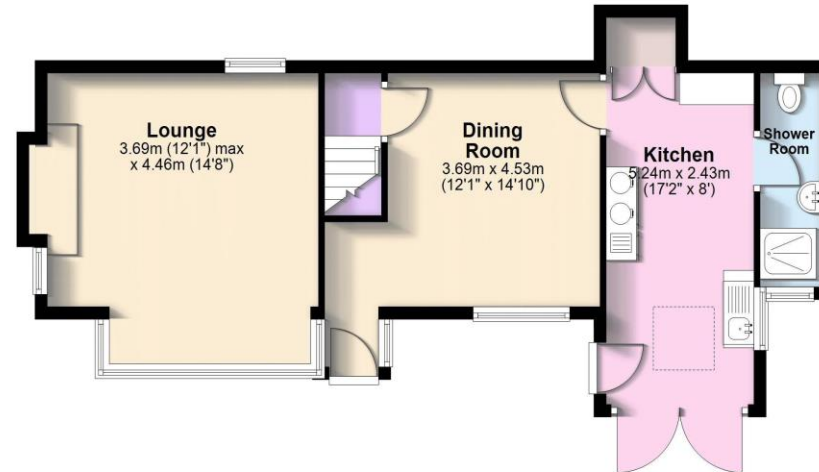
Follow the road up the hill and out of the village, where after a small pull in on the right hand side the property's pedestrian access gateway will be

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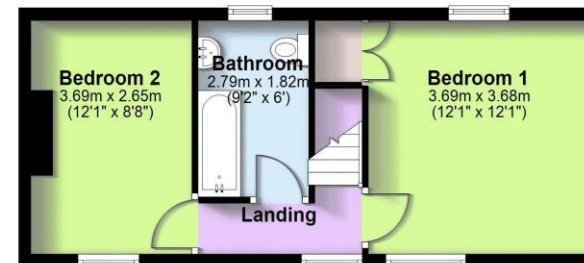
Ground Floor

Approx. 53.7 sq. metres (578.1 sq. feet)



First Floor

Approx. 34.1 sq. metres (366.7 sq. feet)



Total area: approx. 87.8 sq. metres (944.8 sq. feet)

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

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