

BOWEN

PROPERTY SINCE 1862



Asking Price: £895,000

4/5 Bedrooms 3 Bathrooms Set in $\frac{3}{4}$ of an acre

Gwern Y Pale, Dolywern, Pontfadog,
Llangollen, Wrexham, LL20 7AG

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General Remarks

A rare opportunity to acquire a most individual and high specification new build property which has received planning consent to build on from the original dwelling known as Gwern Y Pale. The new property will be set within a large plot extending to just under 3/4 of an acre. With planned living accommodation set to extend to circa 2,900 square feet, the property will provide exceptionally appointed living space set in this most picturesque location offering south facing gardens and views of the surrounding Ceiriog Valley.

Renowned contractor Heard Building Company Ltd are set to commence works in early 2026 and this early release allows a prospective purchaser to be part of the construction and imprint their own tastes/requirements within the agreed specification. Opportunities such as this rarely come to the open market and the enclosed CGI images provide an illustration of how the completed build may look internally and within its surroundings. Further details and all approved plans can be found on the Wrexham Planning Portal by quoting the reference P/2024/0183.

Location: Just over a mile away is the historic village of Glyn Ceiriog. The village has an excellent range of amenities including a Shop, Post Office, Doctors Surgery,



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35 Bailey Street Oswestry Shropshire SY11 1PX

01691 652367 | bowen.uk.com | oswestrysales@bowen.uk.com

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.

Pharmacy, Sports Centre, Hotel and Public House. There is an excellent Primary school whilst there are a number of excellent state and private educational facilities locally including Moreton Hall and Oswestry School. The nearby towns of Llangollen and Oswestry both offer more comprehensive ranges of local facilities and amenities, whilst there is easy access onto the A5/A483. These routes provide direct links to the larger towns of Wrexham, Shrewsbury, the City of Chester and the motorway network beyond. The nearby train station at Chirk offers services to both Birmingham and Manchester.

Accommodation

The approved planning permission details accommodation briefly comprising the following:

Reception Hall: 16' 5" x 11' 10" (5.00m x 3.60m) Stairs to first floor landing, built in storage cupboard and doors off to:

Lounge: 28' 7" x 13' 5" (8.70m x 4.10m) Fireplace and glazed doors opening onto rear of property.

Open Plan Kitchen/Dining/Living Room: 28' 7" x 17' 5" (8.70m x 5.30m) Fully fitted Kitchen (specification to follow), fireplace housing Log Burner, glazed doors to front of property and additional glazed doors to terrace at side of property. Internal door off to:

Utility/Scullery : 12' 2" x 6' 1" (3.70m x 1.85m) Fitted units (specification to follow), door to rear of property and internal door to:

Pantry/Store Cupboard: 5' 9" x 4' 7" (1.75m x 1.40m)

Bedroom/Study: 13' 1" x 11' 0" (4.00m x 3.35m)

Shower Room: 10' 8" x 4' 1" (3.25m x 1.25m) max Shower cubicle, wash hand basin and low level flush w.c. Specification to follow.

Stairs opening onto first floor landing: 12' 0" x 10' 8" (3.65m x 3.25m) With doors off to:

Master Bedroom: 17' 5" x 14' 9" (5.30m x 4.50m) plus dormer window Juliet balcony to side of property and doors off to:

En Suite: 10' 2" x 9' 2" (3.10m x 2.80m) Suite comprising bath, separate shower cubicle, dual wash hand basins and low level flush w.c. Specification to follow.

Walk in Wardrobe: 9' 10" x 9' 8" (3.00m x 2.95m)

Inner Landing: Built in linen cupboard and doors off to:

Bedroom 2: 13' 5" x 9' 6" (4.10m x 2.90m) plus dormer window With door to:

En Suite: 8' 4" x 5' 3" (2.55m x 1.60m) Suite comprising shower cubicle, wash hand basin and low level flush w.c. Specification to follow.

Bedroom 3: 12' 4" x 9' 10" (3.75m x 3.00m) plus recess and dormer window

Bedroom 4: 15' 7" x 9' 4" widening to 12' 6" (4.75m x 2.85m widening to 3.80m) plus dormer window

Family Bathroom: 11' 4" x 6' 9" (3.45m x 2.05m) Suite comprising bath, separate shower cubicle, wash hand basin and low level flush w.c. Specification to follow.

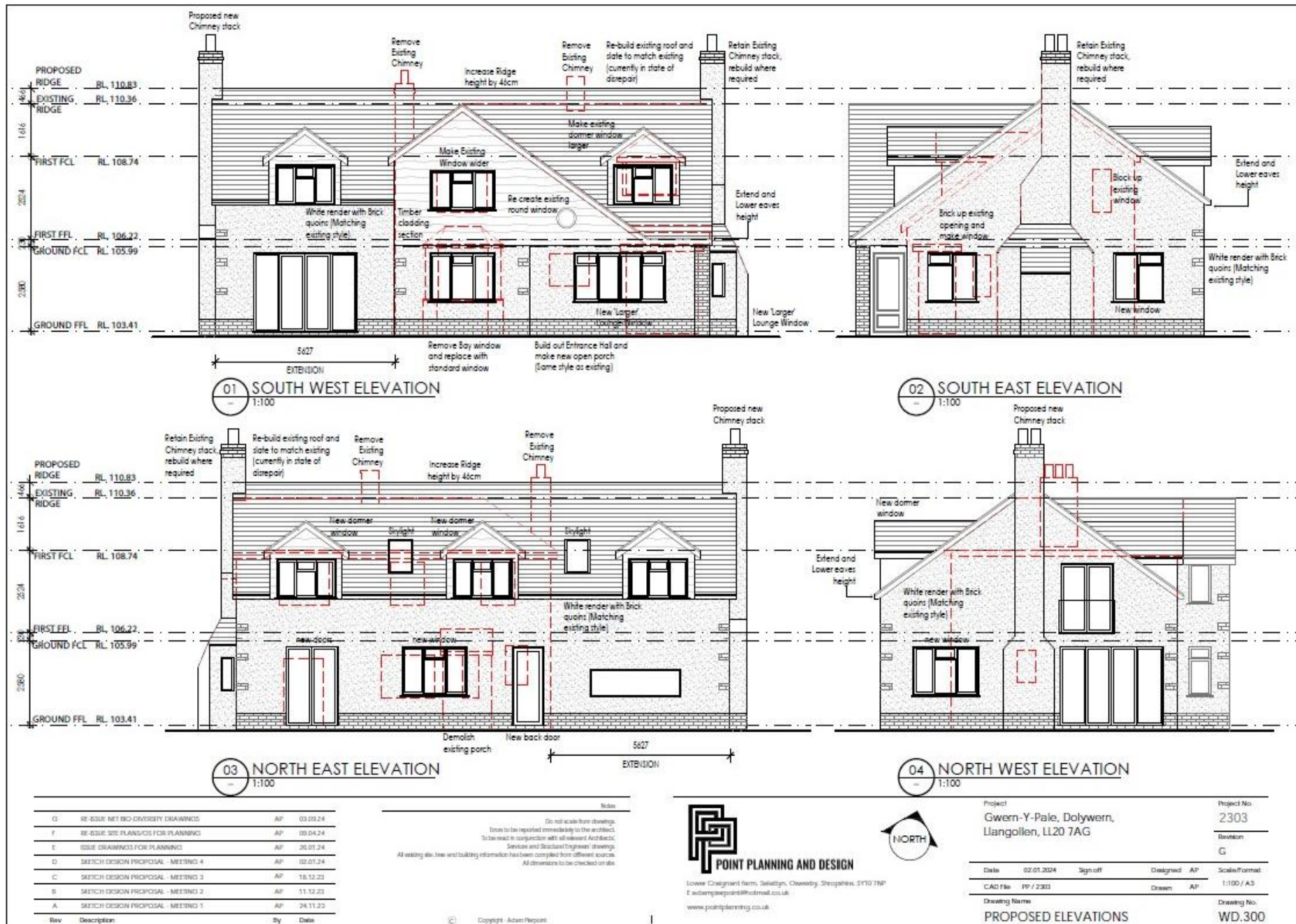
Double Garage: 23' 11" x 19' 0" (7.30m x 5.80m) Located to the side of the property as per site drawing.

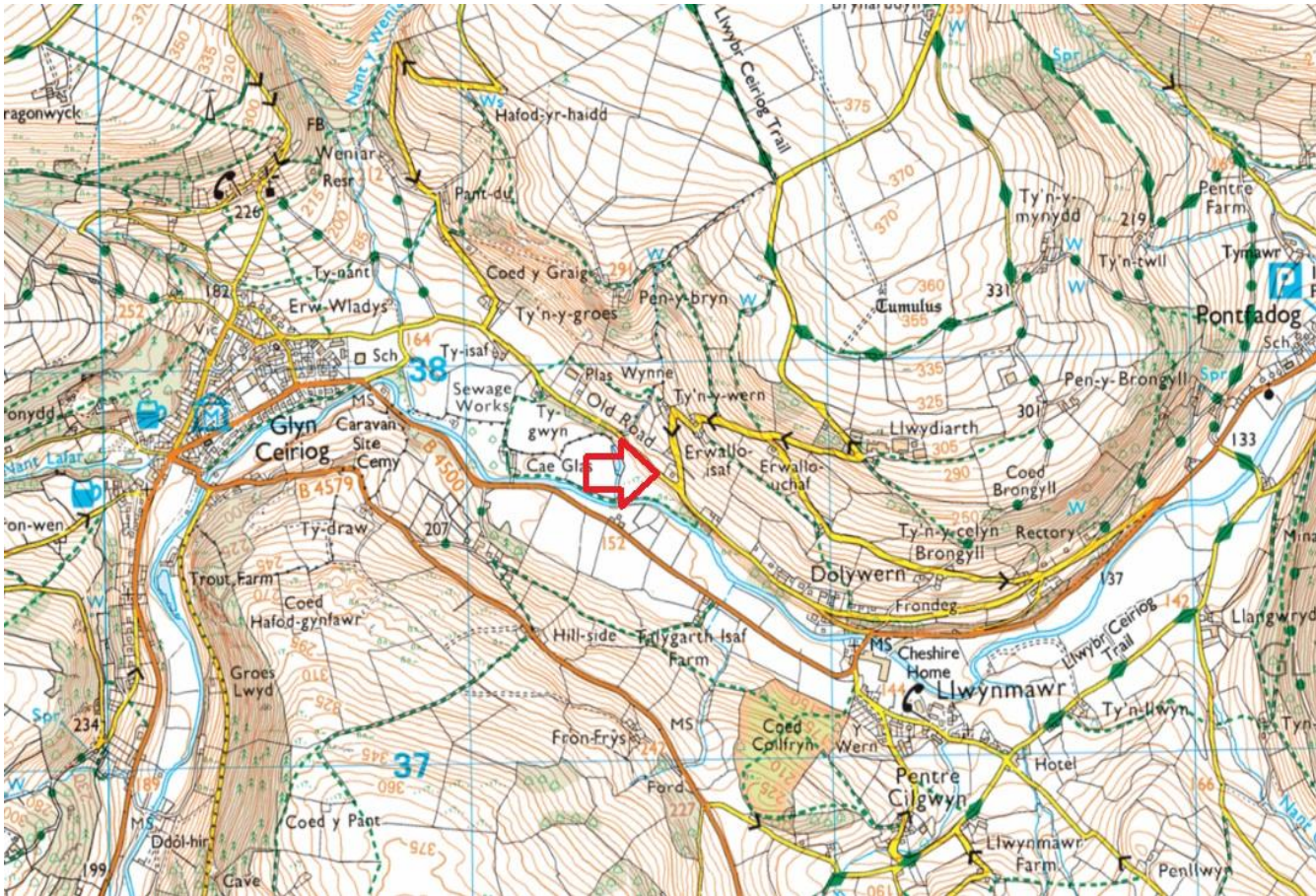
Outside: The property will be set within a most generously sized plot extending to just under 3/4 of an acre. This will include a terraced seating/entertaining area at the side of the property, lawns to the front with adjoining orchard, a sloping garden to the rear and large driveway to the front of the detached double garage.



Historic Photograph of original dwelling at Gwern Y Pale, Dolywern, Llangollen, Wrexham, LL20 7AG.







The gardens themselves will offer stunning views of the surrounding Ceiriog Valley and are south facing, so will benefit from plenty of natural light. Please see the attached Ground Layout Plan for further details.

Services: The property will be connected to mains water and electricity supplies. There will be an oil fired central heating system and private Biodisc sewage treatment plant. Fibre broadband is available within the Ceiriog Valley and we understand that a connection will be provided at the property.

EPC Rating: EPC Rating to follow once build is further progressed and assessment takes place.

Planning Permission: Planning permission was granted on 23rd September 2024 and scale drawings/plans alongside all relevant documents can be found on the Wrexham Authority's Planning Portal by quoting the reference P/2024/0183. Due to possible resizing when scanning/printing, the plans contained in this brochure are not to scale and for illustrative purposes only.

Warranty: We are informed that the property will benefit from a 10 year NHBC warranty.

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

Build Commencement & Specification: The build is planned to commence in early 2026 and the developer will be providing a full specification to include all possible finishes. Interested parties in the first instance are asked to contact our Oswestry office to register their interest. Some customisation of the final finish in line with prospective purchaser's individual wishes/tastes can be accommodated in the event of an early reservation being made.

Council Tax Band & Local Authority: The property will be assessed for Council Tax purposes once the build is complete. Wrexham C.B.C.

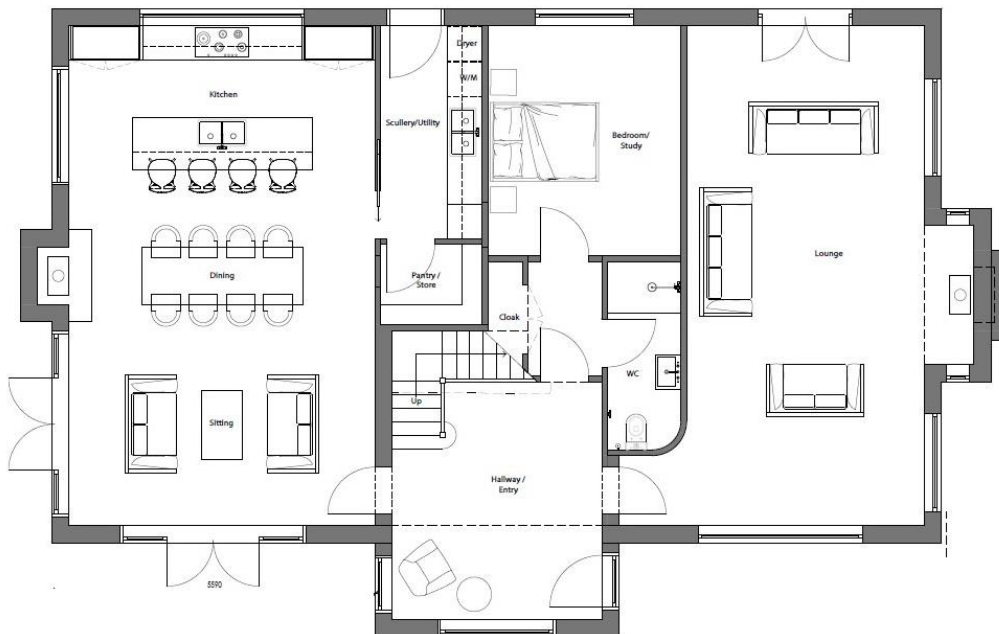
Directions: Leave Chirk in the direction of Glyn Ceiriog following the road along the valley floor continuing through Pontfadog. Upon arriving at Dolywern and before the bridge over the river fork right onto Old Road. Continue ahead as the road levels and carry on until the next fork in the road. The property will be observed on the right.

what3words.com/mincing.clocks.harshest

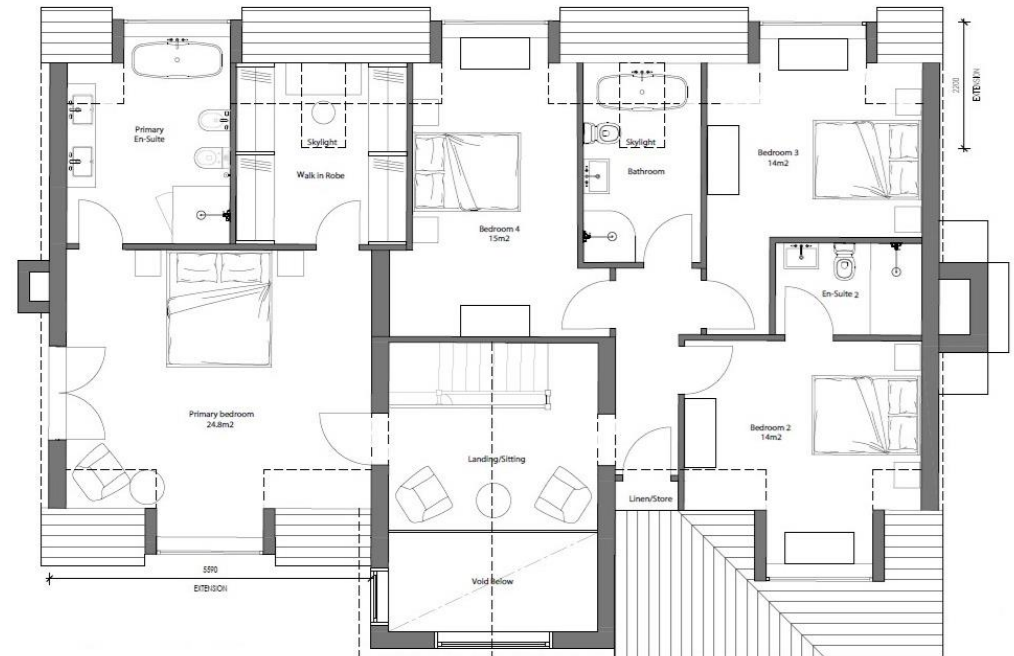
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We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.

Ground Floor



First Floor



Layout of replacement dwelling at Gwern Y Pale, Dolywern,
Pontfadog, Llangollen, Wrexham, LL20 7AG.
Not to scale - for identification purposes only.

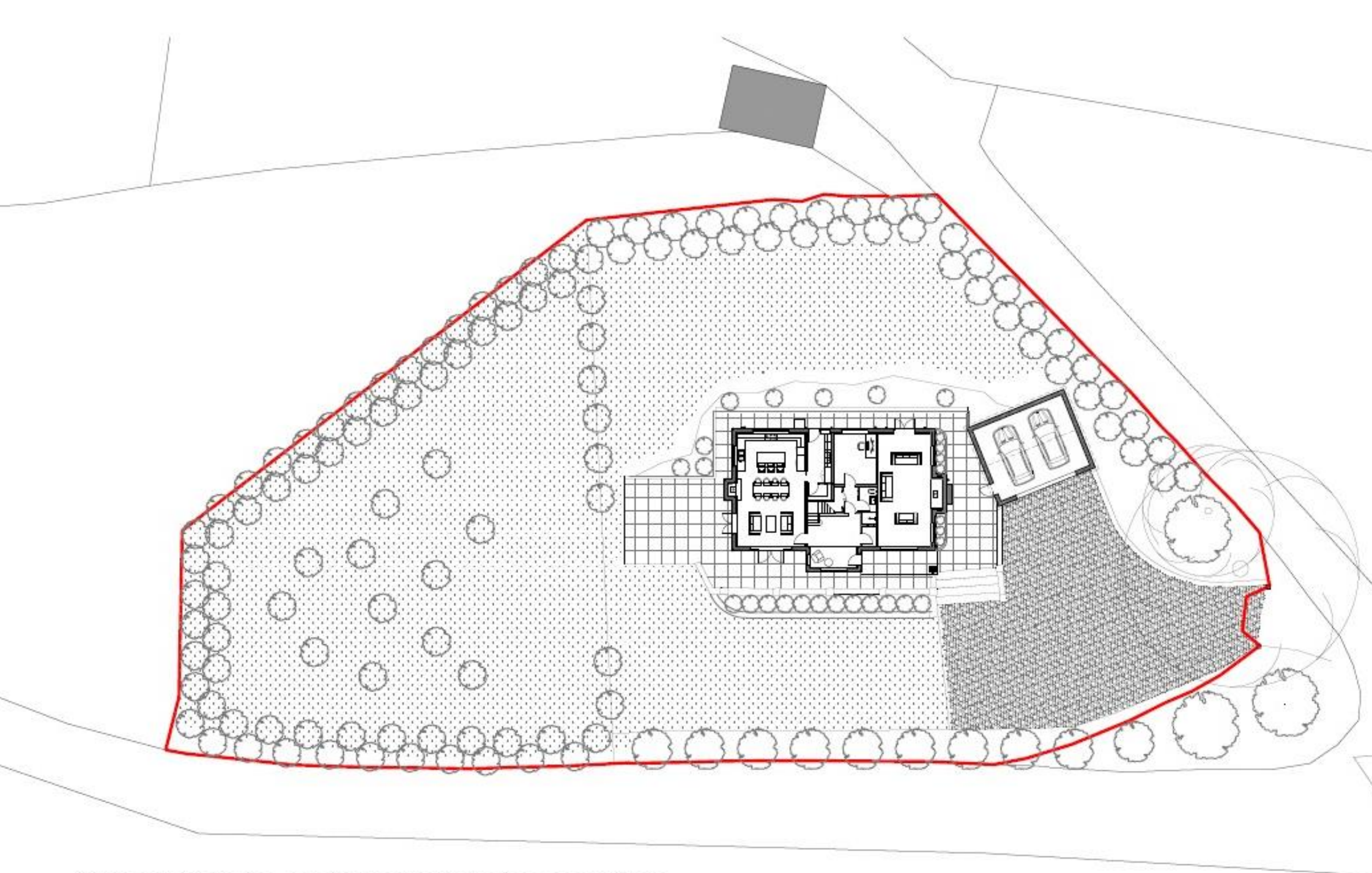
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Gwern Y Pale, Dolywern Landscape Plan.
Not to scale & for identification purposes only.