# DDOL ISA

GLYN CEIRIOG | LLANGOLLEN

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## GLYN CEIRIOG | LLANGOLLEN | WREXHAM | LL20 7NP

Glyn Ceiriog 1 mile | Llangollen 5 miles | Oswestry 10 miles
Chester 25 miles | Birmingham 55 miles | London Euston approx. 2 hours 30 minutes
(Distances and time approximate)

**A beautifully positioned detached home set within approximately 2 acres along the River Ceiriog, enjoying stunning valley views in a peaceful rural setting.**

Beautiful detached home set within approximately 2 acres
Borders the River Ceiriog with stunning valley views
Extensive gardens with orchard, pond and polytunnel
An impressive open plan kitchen/dining/living space
Workshop and potting shed with services
Additional versatile outbuilding space

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# LOCATION & SITUATION

Ddol Isa is situated within the picturesque Ceiriog Valley, near the village of Glyn Ceiriog, surrounded by rolling countryside and scenic walks. The village offers a shop, public house, primary school and community facilities. Llangollen provides a wider range of shops, restaurants and leisure amenities, whilst Oswestry and Chester offer more comprehensive facilities.

**Road:** The A5 is easily accessible, providing links to Oswestry, Shrewsbury and Chester, with onward connections to the M54 and national motorway network.

**Rail:** Chirk and Gobowen stations offer direct services to Shrewsbury, Chester, Birmingham and London Euston.

**Air:** Liverpool and Manchester airports are approximately 1 hour 15 minutes away, with Birmingham Airport around 1 hour 30 minutes.

**Schools:** Local schooling includes Glyn Ceiriog Primary and Dinas Bran School, with independent options including Ellesmere College and Moreton Hall.

**Sporting:** Excellent walking, riding and cycling nearby, with golf at Vale of Llangollen and horse racing at Chester, plus local sports clubs.

# DDOL ISA

Ddol Isa is an attractive detached country residence set within approximately 2 acres in the Ceiriog Valley, enjoying outstanding views and a high degree of privacy.

The property offers well-balanced and versatile accommodation, ideal for family living or those seeking a lifestyle move. Combining character features with practical modern living, the house provides a warm and welcoming environment, complemented by its extensive gardens and riverside setting.

# THE ACCOMMODATION

The property offers spacious and well-balanced accommodation arranged over two floors, extending to approximately 1,779 sq ft, together with a range of useful outbuildings.

The ground floor is centred around an impressive open plan kitchen/dining/living space, forming the heart of the home and providing an excellent environment for both everyday living and entertaining.

This sociable space is complemented by a separate utility room and a ground floor wet room.

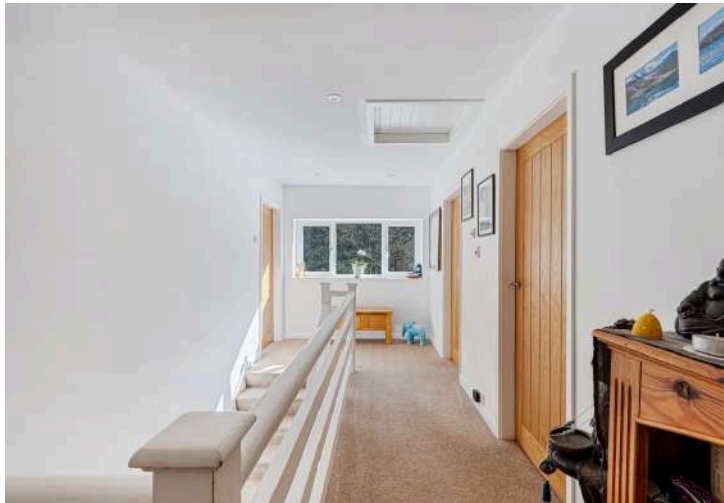
The living room is a particularly inviting reception space, featuring a log burning stove and enjoying good natural light. A separate study provides an ideal home office or additional reception room.

To the first floor, there are three well-proportioned double bedrooms, all served by a family bathroom, together with useful eaves storage.

Externally, the property benefits from a workshop with electricity and a potting shed with electricity and mains water, offering excellent practicality.

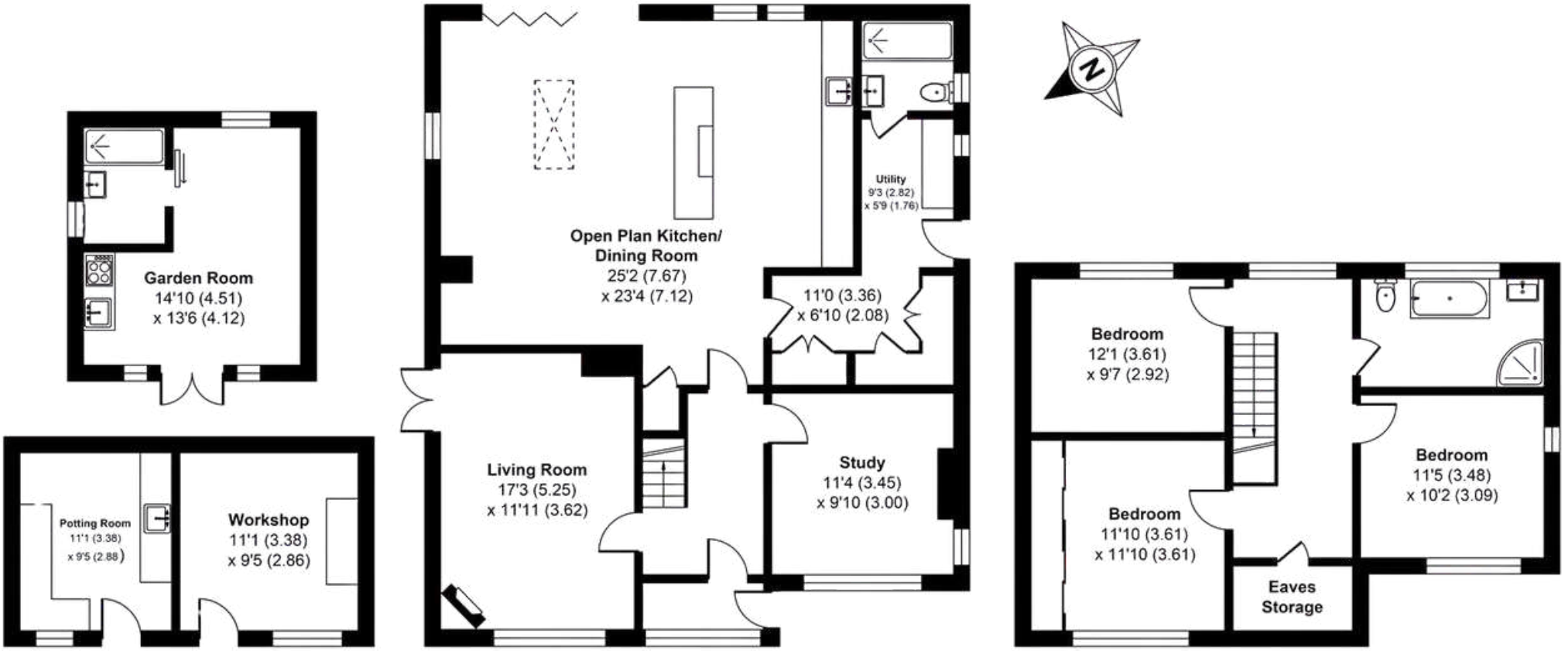
In addition, there is a further adjoining space providing flexibility for use as a games room, gym, studio or workspace.

Overall, the layout is practical and adaptable, well suited to modern family living and a range of lifestyle requirements.



# DDOL ISA

Approximate Area = 1779 sq ft / 165.3 sq m
Outbuildings = 433 sq ft / 40.2 sq m
Total = 2212 sq ft / 205.5 sq m
For identification only - Not to scale

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.

# GARDENS & GROUNDS

The property is set within extensive and beautifully maintained gardens and grounds, enjoying a delightful position alongside the River Ceiriog. A large patio leads directly from the main living space and overlooks the river, providing an excellent setting for outdoor dining and relaxation.

The grounds include substantial vegetable, fruit and flower growing areas, with numerous raised beds, a large fruit cage, and a well-equipped polytunnel. There is also an orchard and a large wildlife pond.

Mature trees, shrubs and established planting create a high degree of privacy, offering an ideal setting for both leisure and more self-sufficient living.

# GENERAL REMARKS

## METHOD OF SALE
The property is offered for sale by private treaty.

## TENURE & POSSESSION
We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

## SERVICES
We understand that the property benefits from mains electricity and water, together with private drainage via a water treatment plant and heating. Interested parties are advised to make their own enquiries.

## LOCAL AUTHORITY
Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY.
Tel: 01978 292000

## COUNCIL TAX
Council Tax Band – G

## EPC
Rating – E

## DIRECTIONS
What3Words ///tram.gala.debi

From Llangollen, proceed south on the A542 towards Glyn Ceiriog. Continue through the village and follow the road along the valley. Upon leaving the village, the property will be found after a short distance on the left-hand side.

## FIXTURES & FITTINGS
The property will be sold with the standard fixtures, fittings, and any other items specified in the sale agreement. Any personal items or additional furnishings not mentioned will be excluded from the sale. Please check with the agent for clarification on specific items.

## RIGHT OF WAY & EASEMENTS
The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings, whether mentioned in these sale particulars or not.

## BOUNDARIES, ROADS & FENCES
The Purchaser/s shall be deemed to have full knowledge of the boundaries, and neither the Vendor nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

**IMPORTANT NOTICE**

**1.** These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **7.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

**Halls of Oswestry**
20 Church Street | Oswestry
Shropshire | SY11 2SP

**Tom Dainty**
01691 670320 | 07484 478679
tdainty@hallsgb.com