



BOWEN

PROPERTY SINCE 1862

Asking Price £335,000

🏠 4 Bedrooms 🚿 1 Bathroom

Hafod House, High Street, Glyn Ceiriog,
Llangollen, Wrexham, LL20 7ER

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General Remarks

Bowen are delighted to offer Hafod House in Glyn Ceiriog for sale by private treaty. The property offers a combination of character and living space alongside most generously sized gardens which are an unexpected and notable addition. The living accommodation is set out over four floors and can be tailored to suit a purchaser's requirements. The property also includes a replacement roof, air source heating system and roof mounted solar panels. Internal inspection is essential in order to fully appreciate this rare addition to the sales market.

Location: 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



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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.

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

Covered Entrance Porch with part glazed door into:

Hall: Radiator, stairs to first floor landing and doors off to:

Sitting Room: 16' 4" x 11' 11" (4.98m x 3.64m) Gas fireplace with decorative surround, bay window to front and radiator:

Dining Room: 17' 7" x 11' 5" (5.37m x 3.47m) Open fireplace with decorative surround, bay window to front, wood flooring, radiator, telephone point, staircase to lower ground floor and doors to:

Kitchen/Breakfast Room: 17' 0" x 12' 0" (5.19m x 3.66m) Range of fitted base/eye level wall units with worktops over and inset Belfast Sink. Refurbished and upgraded electric Aga range cooker. Integrated dishwasher, space for fridge and freezer. Radiator, stone flag flooring, exposed stone work and door to:

Boot Room: 10' 10" x 6' 9" (3.29m x 2.07m) Quarry tiled floor, door to side entrance porch and separate glazed doors to front terrace and internal doors off to:

Utility: 3' 7" x 3' 6" (1.10m x 1.06m) Space and plumbing for washing machine and Belfast Sink unit:

Cloakroom: 3' 7" x 3' 5" (1.09m x 1.05m) Low level flush W.C. and wash hand basin:

Stairs to Lower Ground Floor: With door into:

Hall: 16' 6" x 6' 8" (5.04m x 2.03m) Large built in storage cupboard, quarry tiled flooring, part glazed door to gardens and internal doors to:

Snug: 15' 5" x 11' 9" (4.70m x 3.59m) Multi fuel burner, quarry tiled flooring and door to rear storage passage way.

Stairs to First Floor Landing: With stairs to second floor landing, radiator, cupboard housing pressurised hot water cylinder and heat pump/central heating/immersion controls, skylight and doors off to:

Bedroom 1: 12' 10" x 11' 2" (3.90m x 3.41m) Radiator and fitted cupboards:

Bedroom 2: 11' 5" x 11' 7" (3.49m x 3.52m) Radiator.

Box Room/Study: 6' 9" x 5' 0" (2.06m x 1.52m)

Bathroom: 10' 4" x 8' 5" (3.14m x 2.57m) Suite comprising panel bath with mixer shower over, wash hand basin with vanity unit below and concealed flush W.C. Radiator and part tiled walls.

Staircase to Second Floor Landing: Skylight, linen cupboard and doors off to:

Bedroom 3: 11' 6" x 10' 4" (3.51m x 3.16m) Wood flooring and skylight:

Bedroom 4: 12' 7" x 11' 6" (3.83m x 3.51m) Fitted wardrobe, wood flooring, skylight and access to loft:









Box Room: 6' 1" x 3' 9" (1.85m x 1.15m) Solar panel control and skylight.

Studio: 21' 5" x 13' 9" (6.52m x 4.18m) With Light and power laid on and accessed from gardens with adjoining covered seating area.

External W.C: High level flush W.C, wash hand basin and door to patio area:

Outside: The gardens of the property are located to the front and side with views of the Valley. They are also surprisingly generous and include a number of

paved patio/seating areas, raised flowering beds, level lawns and a garden store/workshop (with light and power). Steps lead down to the lower level where there are vegetable beds, a greenhouse, potting shed and fruit trees. The Mitsubishi Ecodan R32 air source heat pumps are also externally located.

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

EPC Rating: EPC Rating - Band 'D' (63).

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

Council Tax Band: Council Tax Band - 'C'.

Directions: From Chirk proceed West on the B4500 towards Glyn Ceiriog. After entering the village continue until the mini roundabout before taking the 4th exit onto High Street. Follow the road up and opposite Meirion House, Hafod House is the grey half of the substantial property in front of you on the right. Access is via the neighbouring property via black double gates leading to the front door.

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