



BOWEN

PROPERTY SINCE 1862

Asking Price £300,000

🏠 4 Bedrooms 🚿 2 Bathrooms

The Owl House, High Street,
Glyn Ceiriog, Llangollen LL20 7EH

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General Remarks

Located within the heart of the village, "The Owl House" is a substantial three double bedroom property which has been comprehensively refurbished and modernised in recent times by the current owner to a high standard. With a contemporary kitchen and bathroom, the property is double glazed throughout and benefits from a modern air-source heat pump. Neutrally decorated throughout, the living accommodation briefly comprises of three reception rooms, spacious dining hallway, kitchen and downstairs shower room with three bedrooms and a family bathroom on the first floor. This property is offered for sale with the benefit of NO ONWARD CHAIN.

Accommodation

On The Ground Floor:

Lounge: 14' 9" x 12' 0" (4.50m x 3.67m) Laminate flooring. Double glazed window. Radiator. Power points. Ceiling light fitting. "Open Reach" connection. Part glazed composite external door. Feature log-burner with a tiled hearth and an exposed flue.

Inner Hallway: Laminate flooring. Ceiling light fitting. Feature obscure glass wall open to:



Dining Hallway: 13' 5" x 12' 1" (4.09m x 3.68m) Laminate flooring. Two radiators. Ceiling light fitting. Power points. Ceiling smoke alarm. Staircase leading to the First Floor.

Downstairs Shower Room: 7' 6" x 4' 6" (2.29m x 1.36m) Comprising a wash hand basin set into a white vanity unit, low level w.c. and a walk-in shower enclosure with a "Grohe" thermostatic shower bar. Full marble-effect PVCu panels to walls. Flush ceiling light fitting. Chrome heated towel rail. Frosted double glazed window. Extractor fan.

Sitting Room 1: 12' 1" x 11' 6" (3.68m x 3.51m) Fitted carpet. Double glazed window to side. Two radiators. Ceiling light fitting. Feature log-burner on a slate hearth with an exposed flue. Cupboard housing the electric meter and the consumer unit.

Sitting Room 2: 11' 11" x 10' 6" (3.62m x 3.20m) Fitted carpet. Double glazed window. Two radiators. Ceiling light fitting. Power points.

Kitchen: 18' 11" x 6' 11" (5.77m x 2.11m) Comprising a range of mushroom-coloured matte wall and base units and drawer stack with a grey bevel-edged tiled splash-back and a marble-effect laminate work-top surface. One-and-a-half-bowl stainless steel sink unit with draining-board. Plumbing for a dishwasher. Integrated "Cooke & Lewis" induction hob with a matching single electric fan oven beneath and a cooker hood above. Part glazed PVCu door to rear garden. Laminate flooring. Radiator. Two double glazed windows. Two ceiling light fittings. Power points. Heat detector.

Utility Room: 4' 9" x 4' 2" (1.45m x 1.26m) Located just off the Kitchen with laminate flooring. Flush ceiling light fitting. Plumbing for a washing machine. Space for a tall fridge freezer.

On The First Floor:

Landing: Ceiling spot-lights. Ceiling light fitting. Ceiling loft hatch. Smoke alarm. Picture rail. Fitted carpet.

Bedroom 1: 14' 9" x 11' 11" (4.49m x 3.63m) Fitted carpet. Two double glazed windows. Two radiators. Power points. Ceiling light fitting. Feature cast-iron fireplace.

Bedroom 2: 12' 3" x 10' 2" (3.73m x 3.09m) Fitted carpet. Double glazed window. Radiator. Ceiling light fitting. Exposed timbers. Power points. Loft hatch. Two cupboards, one of which houses the water tank for the heating system.

Bedroom 3: 11' 11" x 7' 4" (3.64m x 2.23m) Fitted carpet. Double glazed window. Ceiling light fitting. Radiator. Power points. Feature cast-iron fireplace.

Bathroom: 10' 10" x 4' 10" (3.30m x 1.48m) Comprising a three piece white suite to include a low level w.c., wash hand basin set in a white vanity unit and a panelled bath with a chrome thermostatic shower head attachment. Laminate flooring. Full marble-effect PVCu panels to the walls. Flush ceiling light fitting. Chrome heated towel rail. Frosted double glazed window to side. Feature obscure glass window.

Outside: Externally there is a good sized gravelled driveway to the left-hand side of the property with steps up to a lawned area and two decked Entertaining Spaces, one of which has a timber framed Outbuilding with sky-lights.

Services: All mains services are connected subject to statutory regulations. The central heating is effected by the "Midea" air-source heat-pump located outside the property off the driveway.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 37|F.









Council Tax Band: The property is valued in Band "E".

Directions: For satellite navigation purposes use the post code LL20 7EH. From Chirk turn left onto Church Street and then immediately right into Castle Road. At the mini-roundabout take the first exit and continue along the B4500 through the village of Dolywern and into the village of Glyn Ceiriog. At the roundabout take the fourth exit onto High Street and the property is almost directly opposite The Oak Public House on the left-hand side of the road.

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