

# Town & Country

Estate & Letting Agents



**Holly Oak Nantyr Road, Glyn Ceiriog, LL20 7NP**

**Offers In The Region Of £490,000**

Town and Country are privileged to bring this exquisite property located in the charming village of Glyn Ceiriog to the market.

This stunning detached home has 2 reception rooms, spacious kitchen, five bedrooms, en-suite, and family bathroom, providing ample space for entertaining guests or simply relaxing and enjoying quality time with your loved ones. Situated in a picturesque location, this property offers surrounding views and a sense of tranquillity that is rare to find elsewhere. The private driveway further adds to the property and in addition to the main house, this property features a decked balcony along the entire rear of the property offering amazing views. The garden and badminton court give these house offers endless possibilities for gardening and outdoor activities. Combining space and a touch of rural charm, this home is the perfect place to find the much sought after village retreat.

## Directions

From our Willow Street office proceed out of town, turning right onto Castle Street then left onto Beatrice Street, proceeding onto Gobowen Road and out of town towards the Oswestry bypass. Travel towards Chirk, taking the second exit towards Chirk at the Gledrid roundabout. Continue along and up the hill, round the left hand bend into Chirk and immediately turn left onto the B4500 Castle Road, signposted Ceiriog Valley/Glyn Ceiriog. Continue along this road for approximately 6 miles until reaching Glyn Ceiriog. On entering the village proceed to the roundabout.

## Accommodation comprises

### Hallway

The hallway has a radiator, a staircase leading to the ground floor and a part glazed door leading to the dining room.

### Bathroom 9'11" x 7'9" (3.03m x 2.38m)



The spacious bathroom has a window to the front, wooden flooring and a heated towel rail. The is a free standing bath with mixer tap, a shower with a rainfall shower head, W/C and a wash hand basin.

### Dining Room 14'10" x 11'10" (4.53m x 3.63m)



The dining room has two windows to the rear, a radiator and an exposed brick wall adding homely character. There is spot lighting and doors which lead to the kitchen and to the lounge.

## Additional Photo



### Lounge 22'10" x 11'10" (6.96m x 3.62m)



The generous bright lounge has two Velux windows, two windows to the side and sliding patio doors to the rear which lead onto the balcony area taking in views of the valley. An inset multi-fuel burner sits on a slate hearth with surrounding brickwork and a wooden shelf above. There is spot lighting and an exposed brick wall providing character.

## Additional Photo



## Additional Photo



## Kitchen 12'1" x 11'10" (3.70m x 3.61m)



The Kitchen has a window to the rear, a range of wall and base units with worktops over and a Belfast sink with a mixer tap. With part tiled walls, integrated dishwasher, integrated fridge/freezer and space for cooker with an extractor fan. There is spot lighting, wooden flooring and a door leading to the hallway with an open aspect to the sitting room.

## Additional Photo



## Sitting Room 17'3" x 13'9" (5.28m x 4.20)



The bright sitting room has four Velux windows, a large widow to the side with a lovely view over the garden and patio doors which lead to the balcony. With a radiator, wooden flooring throughout and the hallway off.

## Internal Hallway

The hallway leading from the kitchen to the sitting room has stairs leading down to study. Doors lead to the cloak room and utility room.

## Cloak Room

The cloakroom has a wash hand basin, W/C and a radiator.

## Utility Room 7'8" x 6'10" (2.36m x 2.10)

The utility room is fitted with wall and base units with worktops over, a sink with a mixer tap and plumbing for a washing machine. There is space for a tumble dryer and a wall mounted Worcester gas boiler.

## Ground Floor Hallway

The ground floor hallway has part glazed doors which lead to the bedrooms.

## Bedroom One 11'10" x 11'11" (3.63m x 3.64m)



The large double bedroom has sliding patio doors to the rear which lead to the veranda. The room has oak flooring, a radiator and a part glazed door leading to the en-suite and dressing room.

## En-suite

The en-suite has a large walk in shower with mains powered shower and part tiled walls. With a wash hand basin, W/C, a heated towel rail and a door to the dressing room.

### **Covered Veranda 12'9" x 7'1" (3.90m x 2.16m)**

The good sized veranda looks out over the rear garden has a door to the side which leads to the Sun Rise Spa hot tub.

### **Bedroom Two 11'10" x 10'2" (3.61m x 3.12m)**



The second bedroom has a window to the rear and a radiator

### **Bedroom Three 7'4" x 8'5" (2.26m x 2.58m)**



Bedroom three has a window to the rear and a radiator.

### **Bedroom Four 7'1" x 8'5" (2.16m x 2.57m)**



The fourth double bedroom has a window to the rear, a radiator and built in wardrobes providing useful storage.

### **Study 17'4" x 13'6" (5.30m x 4.13m)**



The study has a window to the side and a window to the rear over looking the gardens and a radiator.

### **Additional Photo**



### **Double Garage 16'4" x 17'8" (5.00m x 5.41m)**

The double garage has up and over doors a personnel door to the side with power and lighting.

### **Rear Garden**



The rear garden has a under-cover bricked patio seating area and a decked balcony surrounding the first floor with beautiful views. This is ideal for use all year round. There is a badminton court off to the left of the property with lawned and shrubbed gardens.

## Front Garden



At the front of the property is a private driveway that leads to the double garage and front porch and provides plenty of parking for multiple vehicles. There is a stone wall to the front boundary and well stocked borders planted with shrubs.

## Additional Photo



## Additional Photo



## Additional Photo



## Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Wrexham Country Council and we believe the property to be in Band F.

## Hours Of Business

Our office is open:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 2.00pm

## To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

## To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

## Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

## Town and Country Services

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#### **Additional Information**

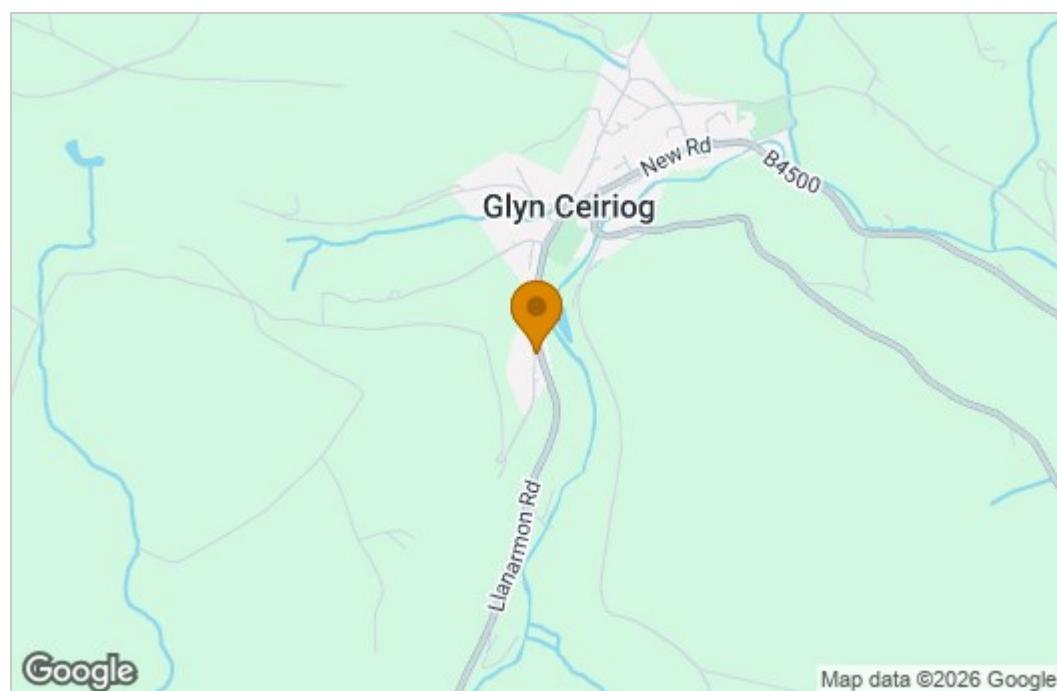
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Floor Plan



## Area Map



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