

# BOWEN

PROPERTY SINCE 1862



Offers in the region of £149,950

1 High Street, Glyn Ceiriog, Llangollen,  
Wrexham, LL20 7EH

🏠 2 Bedrooms

🚿 1 Bathroom

## 1 High Street, Glyn Ceiriog, Llangollen, Wrexham, LL20 7EH



### General Remarks

A characterful and deceptively spacious two bedroom end of terrace property situated in a central location within the picturesque village of Glyn Ceiriog. The property has been used in recent years as a family holiday cottage and includes an enclosed garden/parking area to the front which offers views of the surrounding Ceiriog Valley.

There is a further shared garden area to the rear and the property must be viewed internally to fully appreciate the space on offer. Both ground floor rooms are generous, as are the two double bedrooms and bathroom on the first floor. The property is warmed by a multi fuel burner in the Kitchen/Diner, supplemented by electric heaters and is double glazed.

**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 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. Finally a train station at Chirk (6.5 miles) provides services to the larger centres.

## Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage

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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.

## Accommodation

A part glazed door at the front of the property leads into:

**Kitchen/Diner:** 16' 0" x 8' 4" widening to 20' 9" (4.87m x 2.53m widening to 6.33m) Range of fitted base/eye level wall units with worktops over and two bowl ceramic sink unit. Newhome range cooker with gas hob and extractor hood over. Integrated dishwasher, space/plumbing for washing machine and fridge. Tiled floor, part tiled walls, multi fuel burner, infrared heater,

stairs to first floor landing, stable door to rear shared garden and archway to:

**Lounge:** 15' 11" x 11' 3" (4.86m x 3.43m) TV/telephone points, electric wall heater and beams to ceiling.

**Stairs to first floor landing:** Airing cupboard housing hot water cylinder and slatted shelving, wood flooring, access to loft space and doors off to:





**Bedroom 1:** 13' 11" x 11' 3" (4.24m x 3.43m)

Feature fireplace, wood flooring, electric wall heater and views of Ceiriog Valley.

**Bedroom 2:** 14' 10" x 12' 7" narrowing to 1' 5" (4.53m x 3.84m narrowing to 0.44m) Wood effect flooring, built in storage cupboard and skylight.

**Bathroom:** 11' 0" x 5' 6" widening to 8' 6" (3.36m x 1.67m widening to 2.59m) Suite comprising roll top bath, separate shower cubicle with electric shower, pedestal wash hand basin and low level flush w.c. Wood effect flooring, part tiled walls and extractor fan.

**Outside:** At the front of the property is a hard landscaped garden or parking area bordered by walls with both pedestrian and vehicular gates to the High Street. To the rear of the property is a gravelled garden area which is shared with the neighbouring property and includes a single storage shed, external storage bunker and steps up to the rear access roadway.

**EPC Rating:** EPC Band 'F' (28)

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

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

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

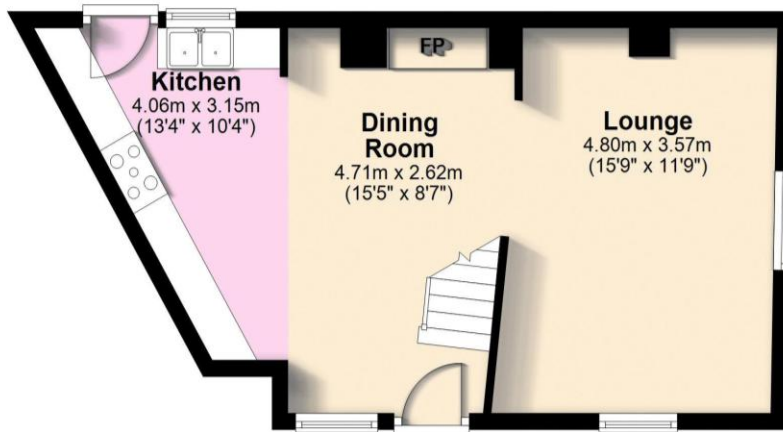
**Services:** We are informed that the property is connected to mains electricity, water and drainage supplies.

**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. Continue to the top of the high street and the property will be found on the left hand side as identified by the agent's 'For Sale' board.



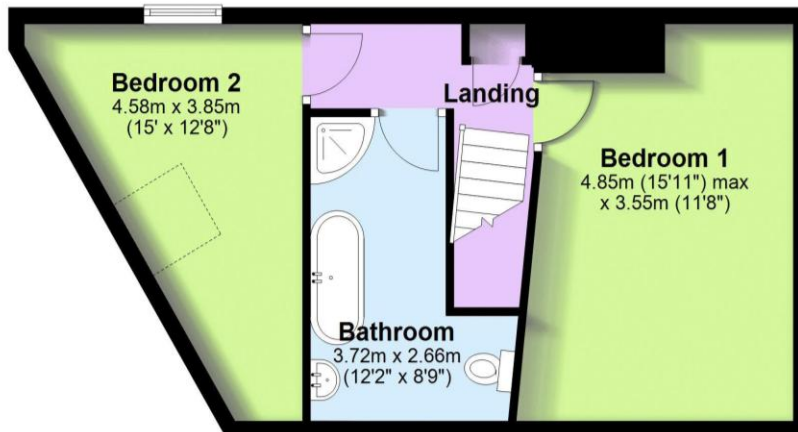
## Ground Floor

Approx. 37.8 sq. metres (407.0 sq. feet)



## First Floor

Approx. 41.5 sq. metres (446.9 sq. feet)



Total area: approx. 79.3 sq. metres (853.9 sq. feet)

All measurements are approximate & for display purposes only.  
Plan produced using PlanUp.

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