



BOWEN

PROPERTY SINCE 1862

Asking Price £650,000

 5 Bedrooms  2 Bathrooms  Land

Hafod y Haidd, Glyn Ceiriog, Llangollen
LL20 7HW

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General Remarks

Hafod y Haidd is a rare and unique property occupying an elevated south facing aspect with stunning panoramic views of Glyn Ceiriog and the valley beyond. The sale includes in addition to the main house a converted barn, perfect for multi-generation living or an opportunity to have a holiday let business. Together they are set in 0.9 of an acre of land giving total privacy and tranquility. The main house offers a wealth of original features and charm having two reception rooms with beamed ceilings slate floor and stone fireplaces and log-burners, conservatory taking full advantage of the stunning views, kitchen, shower room, landing, two double bedrooms and upstairs playroom. The detached barn conversion again is full of character and rustic charm comprising a dual aspect beamed lounge, feature stone fireplace with log-burner, kitchen breakfast room, hallway, two double bedrooms, shower room and large boarded attic space. Each property enjoys its own decked balcony and several patio areas overlooking the Ceiriog valley. An early viewing is highly recommended.



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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.

MAIN HOUSE:

Accommodation

On The Ground Floor:

Conservatory: 16' 5" x 5' 11" (5.01m x 1.81m) PVCu double glazed windows to the front and side elevations. PVCu double glazed door to the side elevation. Tiled floor. Radiator.

Dining Room: 11' 11" x 11' 5" (3.63m x 3.48m) Wooden door to the front elevation. PVCu double glazed window to the front elevation. Slate flooring. Radiator. Feature stone chimney breast with inset wood-burner and hearth. Beamed ceiling.

Living Room: 11' 5" x 10' 6" (3.47m x 3.19m) PVCu double glazed window to the front elevation. Slate flooring. Radiator. Exposed slate chimney breast with inset wood-burner and hearth. Beamed ceiling.

Kitchen: 11' 1" x 7' 4" (3.38m x 2.23m) PVCu double glazed windows to the front and side elevations. Wall and base units with complementary wood-effect work surfaces. Stainless steel sink and drainer unit with mixer tap. Integral electric oven and hob. Cooker hood. Space for fridge freezer. Radiator. Slate flooring. Wall tiling. Beamed ceiling.

Inner Hallway: Slate flooring. Storage cupboard.

Shower Room: PVCu double glazed window to the side elevation. White three-piece suite comprising a shower cubicle, low level w.c. and wash hand basin set into cabinet. Fully tiled walls. Tiled floor. Radiator.

On The First Floor:

Landing: PVCu double glazed window to the front elevation. Radiator.

Bedroom 1: 12' 3" x 11' 0" (3.73m x 3.35m) PVCu double glazed windows to the front and side elevations. Radiator. Beamed ceiling.

Bedroom 2: 11' 7" x 10' 7" (3.53m x 3.23m) PVCu double glazed window to the front elevation. Radiator. Beamed ceiling.

Playroom: 9' 5" x 8' 6" (2.88m x 2.60m) Radiator. Beamed ceiling.

THE ANNEXE/THE BARN: A single storey split-level building with large attic.

Entrance Hallway: Wooden door to the side elevation. Tiled floor. Attic hatch.

Shower Room: PVCu double glazed window to the side elevation. White three piece suite comprising a shower cubicle, low level w.c. and wash hand basin set into cabinet. Heated towel rail. Tiled floor. Fully tiled walls.

Bedroom 2: 10' 6" x 8' 0" (3.19m x 2.44m) PVCu double glazed window to the side elevation. Exposed wooden floorboards.

Kitchen/Breakfast Room: 12' 0" x 9' 10" (3.66m x 3.00m) Two PVCu double glazed windows one on each side elevation. Wall and base units with complementary work surfaces. Belfast sink with mixer tap. Integral electric oven and hob. Cooker hood. Integral fridge. Integral washing machine. Radiator. Tiled floor. Wall tiling.

Living Room: 14' 5" x 13' 7" (4.39m x 4.15m) Bright and spacious with double glazed French patio windows opening onto the decked Balcony which runs the full width of the barn with stunning views over the valley. Oak flooring. Feature chimney breast with inset wood-burner and hearth. Radiator. Beamed ceiling.









Bedroom 1/Master Bedroom: 13' 3" x 8' 6" (4.03m x 2.60m) French doors onto the decked Balcony. Oak flooring. Radiator.

Outside: On this 0.9 acre plot there is a gated driveway leading to the properties with a large Car Parking Area sufficient for 6/7 cars three-quarters of the way down. A strip of land runs to one side for a third of the driveway. From the car parking area a path leads to both properties. There is a separate gate for each property giving extra privacy if needed. Each property has its own designated Patio Areas and decked Balconies with panoramic views of the Ceiriog Valley which are accessible and enjoyed by

both properties. The main house has Patios at the front and on both sides of the property in addition to the to decked Balcony overlooking a lawned garden and the valley beyond. The barn has Patio Areas to both sides and rear of the property. The decked Balcony runs the full width of the barn, again with the lawned garden below and stunning views of the valley.

Services: There is mains electricity to the properties but there is no mains gas supply. Both properties are heated by way of oil-fired boilers. The properties water supply comes from a natural spring and the drainage is on a biomass system.

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

Viewing: By prior appointment with the Agents.

EPC: EPC Ratings - Awaited.

Council Tax Bands: The property is valued in Band "D".

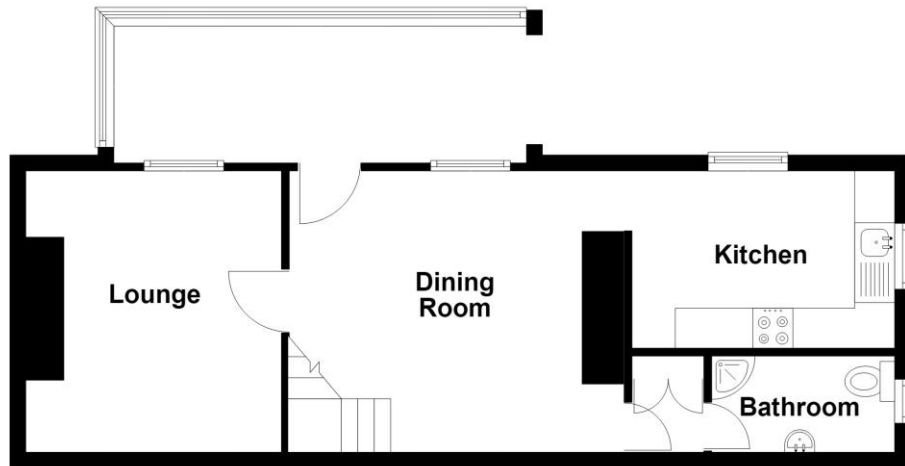
Directions: From the Agents Llangollen Office proceed up Castle Street to the traffic lights, at which turn left onto Berwyn Street, and then take the first right into Hill Street which proceeds into Bache Mill Road. Once out of the town take a right-hand turning into Allt y Gwenant and proceed to the top of the hill. At the T junction turn right and then the second turning on the left. Continue along this road and after a sharp bend in the road the entrance to the driveway will be observed on the left-hand side of the road.

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journey with us today

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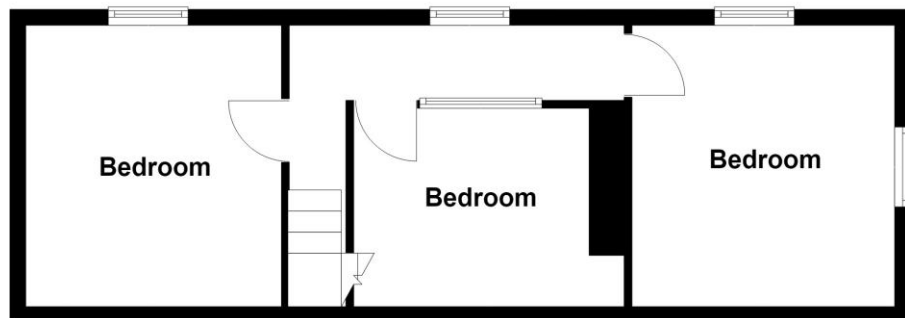
Ground Floor

Approx. 47.8 sq. metres (514.3 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.2 sq. feet)



Ground Floor

Approx. 59.8 sq. metres (644.0 sq. feet)



