



**Santana**

Llangollen | Wrexham | LL20 7NP

Offers In The Region Of £550,000

**MONOPOLY**<sup>®</sup>

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# Santana

Llangollen | Wrexham | LL20 7NP

Nestled in the picturesque village of Glyn Ceiriog, near Llangollen, Santana is a distinctive four-bedroom detached home that combines contemporary comfort with a unique upside-down layout, perfectly designed to take full advantage of its elevated position and breathtaking valley views. The main living accommodation is located on the upper floor, featuring an impressive open-plan kitchen/dining area, a spacious lounge, and a bright sunroom, all of which open onto a generous balcony terrace – the perfect spot to relax and soak in the panoramic surroundings. The principal bedroom suite is a standout feature, complete with an en-suite shower room and French doors opening onto a private terrace with beautiful countryside views. The remaining bedrooms are equally well-proportioned, accompanied by a modern family bathroom and a downstairs WC, offering flexibility for family life or visiting guests. Externally, the home enjoys well-maintained gardens, ample parking, and an oversized detached garage. Adding further appeal is the 'treehouse-style' studio, a versatile space ideal as a creative studio, home office, or guest accommodation. Set in the heart of the Ceiriog Valley, Glyn Ceiriog is renowned for its stunning natural scenery, welcoming community, and abundance of local amenities including a shop, post office, primary school, and public house. The nearby historic town of Llangollen offers a wider selection of shops, cafés, and leisure facilities, with excellent transport links to Wrexham, Oswestry, and Chester. A truly individual home offering exceptional space, versatility, and far-reaching views – Santana must be viewed to be fully appreciated.

- A FOUR BEDROOM DETACHED PROPERTY
- PICTURESQUE LOCATION WITH STUNNING VIEWINGS
- OPEN PLAN KITCHEN/DINER WITH ADJACENT PANORAMIC SUN ROOM
- SPACIOUS LIVING ROOM
- MODERN FAMILY BATHROOM
- MAIN BEDROOM WITH ENSUITE
- TREEHOUSE STYLE STUDIO WITH SLIDE
- AMPLE OFF ROAD PARKING & SINGLE GARAGE
- ATTRACTIVE GARDENS
- VIEWING HIGHLY RECOMMENDED!





### Location

Glyn Ceiriog is the principal settlement of the Ceiriog Valley and a community in Wrexham County Borough, north-east Wales. Glyn Ceiriog translates simply as Ceiriog Valley. Glyn Ceiriog is a popular village with a good range of local facilities including a primary school, shop, public house, pharmacy, GP surgery and village hall. Further facilities are available in Chirk, Oswestry & Llangollen, with a train station also in Chirk. The Ceiriog Valley provides a huge range of walking opportunities. The River Ceiriog offers a wonderful natural backdrop along with fantastic trout fishing opportunities. There are quiet pools along the river which are ideal for recreational fishing and nature spotting. You may see an otter, heron or kingfisher down by the water's edge. The Ceiriog Valley was described by David Lloyd George as "A little bit of heaven on earth".

### Entrance Hall

Laminate flooring, upvc entrance door, steps up to kitchen/diner, steps down to bedrooms, door to bathroom.

### Lounge

Carpet, exposed beam, multi fuel stove with tiled hearth, timber lintel over, exposed brickwork, two windows to side, sliding patio door to balcony with stunning rural views.

### Kitchen/Diner

Dining area with timber effect flooring, three windows to rear with lovely views, double doors to lounge, open plan into the kitchen with a modern range of wall and base units, with complementary worktops, breakfast bar, stainless sink drainer, mixer tap, integral microwave, large whirlpool oven with induction hob over, extractor, fridge/freezer, dishwasher, wine racks, open plan into sun room, glazed door to side hall leading to utility and wc.

### Sun Room

With panoramic views, glazing to front, rear and side, glazed ceiling, timber effect flooring, external door opening onto balcony.

### Bathroom

Freestanding roll top bath, walk in shower, hand wash basin, set in vanity unit, wc, tiled floor and walls, frosted window to front, spotlights.

### Side Hall

Upvc external door, tiled floor, steps up to kitchen, doors to wc and utility.

### WC

With toilet, hand wash basin, window to side, tiled floor and walls.

### Utility

Fitted range of wall and base units, complementary worktops, window to front, wall mounted Worcester gas boiler, plumbing for washing machine, under counter freezer, tiled floor, tiled splash back.

### Lower Ground Floor Landing

Carpet, doors to bedrooms.

### Bedroom One

Primary bedroom with laminate flooring, French style doors opening into the garden, door to en suite.

### En Suite

Generous shower enclosure, wc, hand wash basin set in vanity unit, tiled walls, spotlights, extractor, laminate flooring.

### Bedroom Two

Double bedroom with laminate flooring, window to rear.









### Bedroom Three

Laminate flooring, window to rear.

### Bedroom Four

Window to rear, laminate flooring.

### Balcony

Balcony of steel and timber construction spanning the rear elevation of the property, with ample space for multiple seating areas to enjoy the surrounding countryside.

### Tree House

A brilliant space with a range of potential uses including as a holiday let/air bnb style business, home office or studio. Kitchenette with base units, timber worktops, induction hob, stainless sink, timber effect flooring, large glazed windows to one side overlooking adjacent field with remote control blinds, window to other side, mezzanine timber bunk style bed with space for sofa bed under, exposed beams, door to shower room. Shower Room with corner shower, hand wash basin, wc, tiled floor and walls, window to front. Balcony seating area a perfect spot to enjoy the views, wildlife and bird song. Slide down to lawned garden.

### Garage

Detached oversized garage, up and over vehicle door, window to side, power and lighting.

### Outside

Front tarmac drive leading to an off road parking area in front of the property and on to the garage, access along both sides of the property to the rear garden, lpg gas tank.

Side garden adjacent garage with lawn, steps down to brick paved patio, lawn and patio under balcony, steps down to tree house and lower tier, bordered with mature planting.

Lower tier with lawn. summer house. patio and kids climbing wall under the tree house, well stocked planted borders.

### Directions

Sat Nav - Use Post code LL20 7NG

From Chirk take the valley road to Glyn Ceiriog and on entering the village pass the school. In the centre of the village go straight over the round about with the Spar shop on the right. When on the Llanarmon Road take the third right on Nantyr Road. The property is located a few hundred yards up this lane on the left hand side.

### Additional Information

Lpg gas central heating

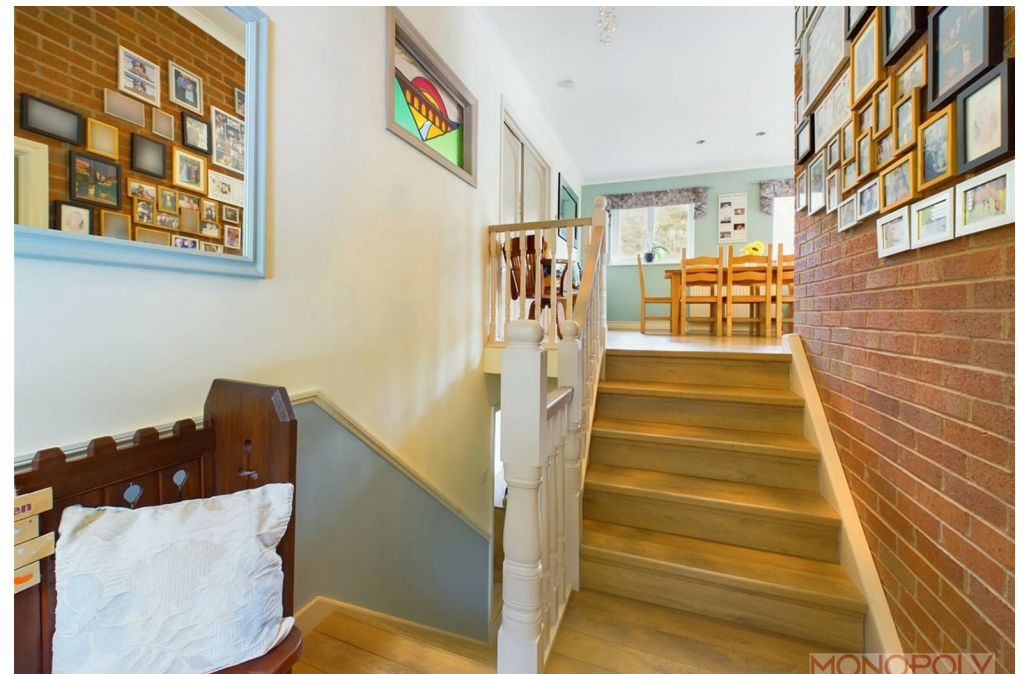
Mains water & sewerage

Fully upvc double glazed

### IMPORTANT INFORMATION

\*Material Information interactive report available in video tour and brochure sections.

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MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

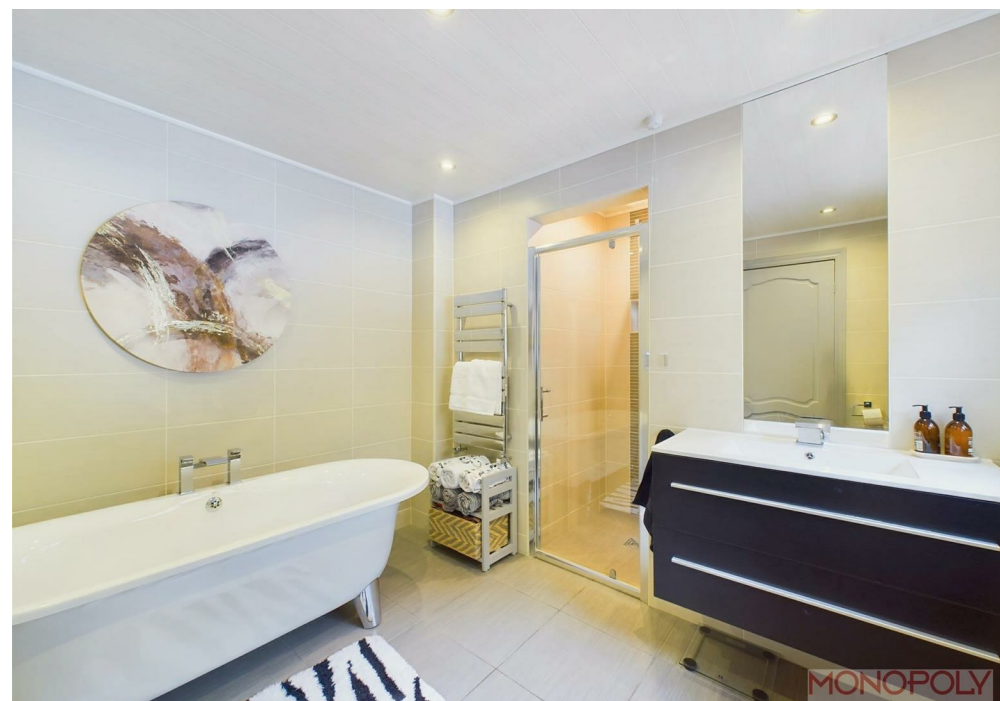
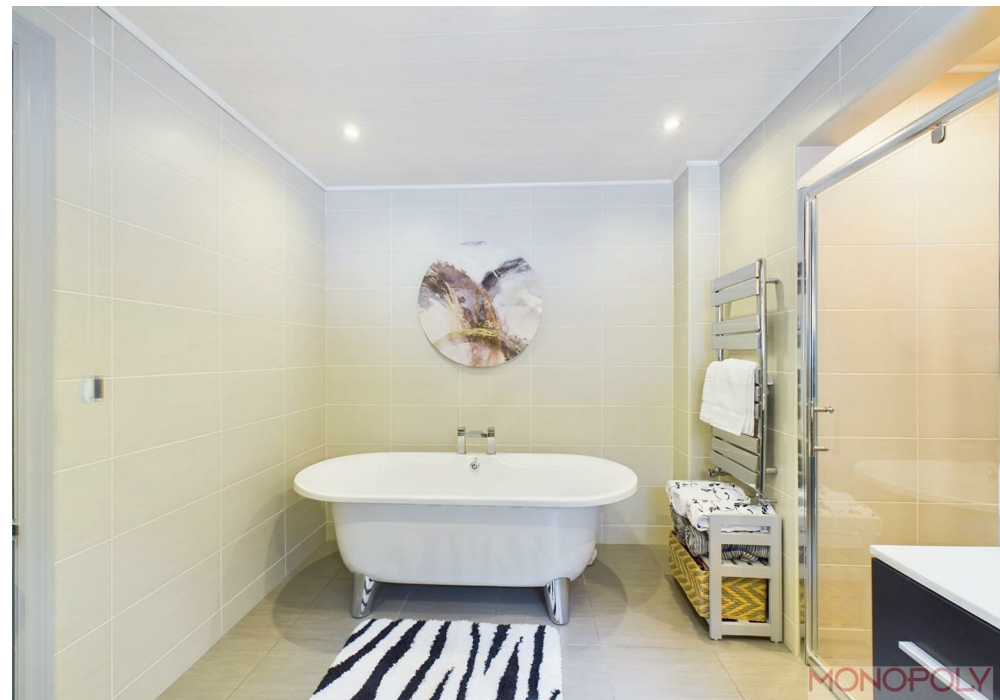
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#### MORTGAGES

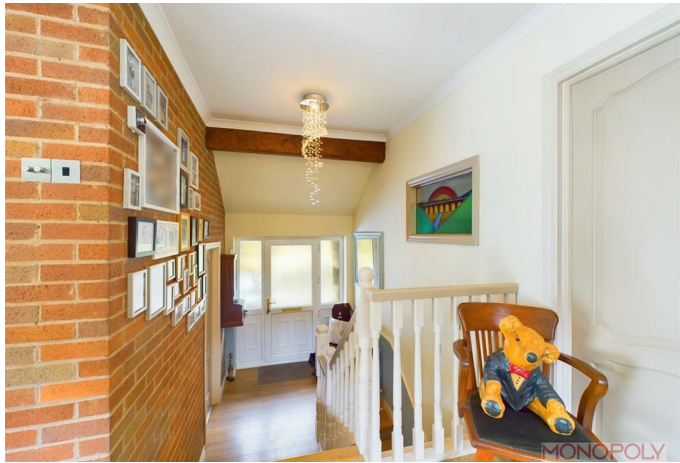
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Your home maybe repossessed if you do not keep up repayments on your mortgage









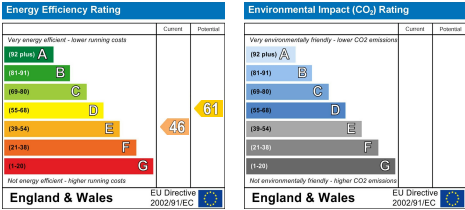


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