

# Town & Country

Estate & Letting Agents



**4 Folt Terrace, Gwyddelwern, LL21 9DS**

**Offers In The Region Of £210,000**

In the charming village of Gwyddelwern, Folt Terrace presents an exceptional opportunity to acquire a delightful end terraced cottage. This property is perfect for those seeking a peaceful retreat while still being within easy reach of local amenities and the stunning Welsh countryside. The house boasts a spacious layout, providing ample room for both relaxation and entertaining. With its well-proportioned rooms, the property offers a warm and inviting atmosphere, ideal for family living. Natural light floods through the windows, enhancing the sense of space and comfort throughout the home. The surrounding area is known for its picturesque landscapes and friendly community, making it an ideal location for families and individuals alike. Residents can enjoy the tranquillity of rural life while benefiting from the convenience of nearby towns and villages. The good sized gardens and off road parking add to its appeal with the possibility of planning permission in the grounds being another great plus point.

## Directions

From Our Oswestry office proceed along the A5 towards Llangollen. On reaching Llangollen proceed straight through following the signs for Corwen. After approximately 10 miles you will enter Corwen. Proceed through towards Bala. At the first set of traffic lights turn right signposted Ruthin. After approximately 500 metres turn left and head towards Gwyddelwern. Proceed through the village where you will observe the cottage on the left hand side.

## Accommodation Comprises;



**Lounge 12'2" x 16'3" (3.73m x 4.97m )**



The spacious lounge has a window to the front and two windows to the side, French doors leading out to the rear garden with views across gardens and the countryside, two radiators and feature beams to the ceiling. There is wood effect flooring and a door leading through to the hallway.

## Additional Photo



## Hallway



The inner hallway has a window to the front, stairs to the first floor and a radiator. Doors lead to the shower room and the kitchen.

## Shower Room



The shower room comprises a wet room area with electric shower, WC and wash hand basin, part tiled walls, tiled floor and an extractor fan.

## Kitchen/Dining Room 14'11" x 12'11" (4.55m x 3.94m)



This spacious kitchen/dining room has two windows to the front of the property, focal stone fireplace with an inset log burner with beam over and tiled hearth, slate flagged floor and beams to the ceiling. There are spotlights to the ceiling and alcove cupboard for storage. The kitchen area is fitted with a range of wall and base units with worktop over, stainless steel sink and drainer unit with mixer tap over, plumbing for a washing machine and dishwasher and space for the cooker. A part glazed stable door leads into the rear hallway.

## Additional Photo



## Rear Hallway

The rear hallway has a window to the rear, oil boiler, radiator and space for the appliances. A door leads out to the rear.

## First Floor Landing



The spacious landing area provides good storage and has doors leading to the three bedrooms.

## Bedroom One 9'1" x 15'5" (2.77m x 4.72m )



The main double bedroom has windows to the front and rear, high vaulted ceilings, built-in wardrobes and a radiator. A door leads through to the en suite.

## Ensuite



The en suite comprises a modern suite with a panel

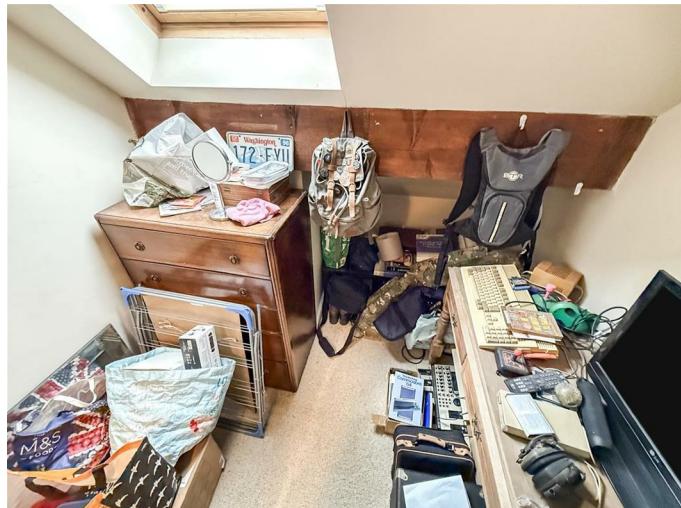
bath, wash hand basin with mixer tap and WC. Window to the rear aspect, radiator and wooden flooring.

### Bedroom Two 9'0" x 13'7" (2.75m x 4.15m)



The second double bedrooms has Velux windows to the front and rear, window to the side aspect and a radiator.

### Bedroom Three 6'9" x 8'4" (2.08m x 2.55m)



The third bedroom is ideal as a home office or nursery and has a Velux window to the front, radiator and spotlights to the ceiling.

### To The Outside

The property is accessed over a double width driveway providing off street parking. There are good sized lawned gardens that extend along the roadside along with a pathway that leads around to the rear of the cottage. Steps from the rear lead down to a further garden area with mature trees and far reaching views over the surrounding countryside. The current owner informs us that previous planning permission has been granted for an additional property in the grounds.

### Additional Photo



### Timber Garage



The timber garage has doors to the front and side.

### Rear Gardens



### 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 Denbighshire County Council and we believe the property to be in Band B.

## **To Book a Viewing**

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

## **Hours Of Business**

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

## **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.

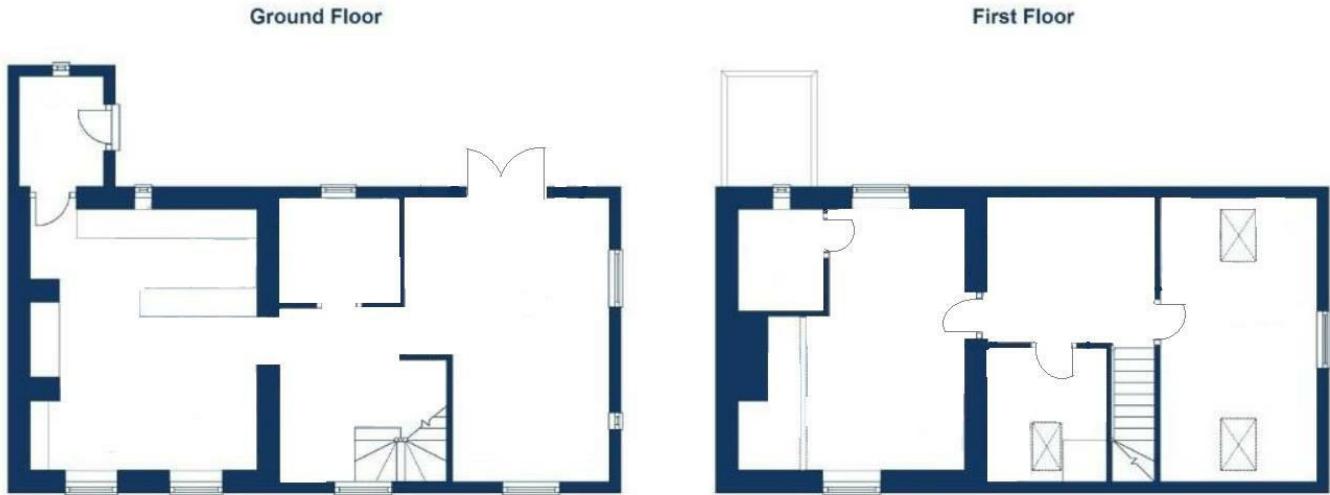
## **Town and Country Services**

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

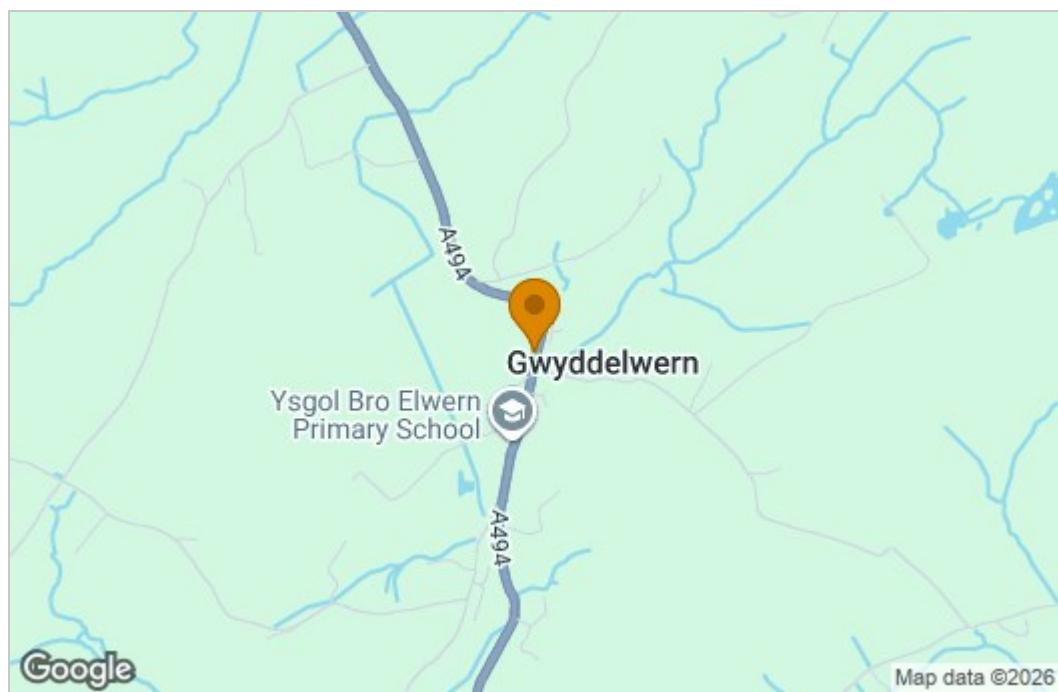
## **Money Laundering Regulations**

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.

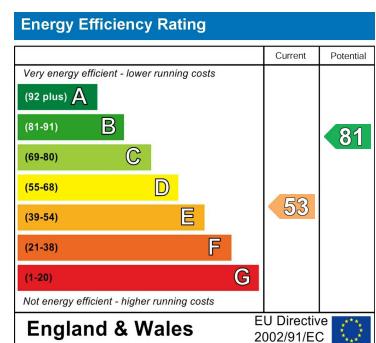
## Floor Plan



## Area Map



## Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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