Town & Country

Estate & Letting Agents









Bryn Eglwys Off Church Hill, Garth, LL20 7NB

Offers In The Region Of £135,000

WITH NO ONWARD CHAIN!! In the charming, elevated location of Garth, Glyn Ceiriog, this delightful semi-detached house that does require some updating offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat in the picturesque surroundings of the Ceiriog Valley. Upon entering, you are welcomed into a cosy reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the home is thoughtfully designed to maximise space and functionality, ensuring that every corner is utilised effectively. Garth is known for its stunning natural beauty, with the rolling hills and scenic landscapes of the Welsh countryside right on your doorstep. This location offers a tranquil lifestyle while still being within easy reach of local amenities and the vibrant town of Llangollen, renowned for its rich history and cultural events. This semi-detached cottage presents an excellent opportunity for those looking to embrace a serene lifestyle in a beautiful setting. Whether you are a first-time buyer or seeking a rental property, this home is sure to impress with its charm and potential. Do not miss the chance to make this lovely house your new home.

Directions

From Oswestry join the A5 travelling towards Wrexham. Upon reaching the Gledrid roundabout take the second exit towards Chirk. Proceed up the hill into Chirk and turn left onto the B4500 towards Glyn Ceiriog. Continue along for approximately 6 miles until reaching Glyn Ceiriog. At the mini roundabout in the centre of the village take the fourth exit onto High Street. Continue to the top of the High Street following the road up Church hill passing the church on the right hand side. Turn left onto the Garth continue along for approximately 500yds and the property will be seen on the left hand side set below the road. There is a sharp left hand turn that takes you onto the lane that runs in front of the property.

Location

Garth, Glyn Ceiriog occupies a beautiful rural position within the picturesque Ceiriog Valley, an area renowned for its rolling hills, wooded slopes and unspoilt Welsh countryside. The surrounding landscape provides a wonderful backdrop for those who enjoy walking, cycling, exploring the outdoors or simply appreciating the peace and tranquillity of a rural setting.

Despite its countryside location, Garth is well placed for access to everyday amenities and nearby communities. The village of Glyn Ceiriog offers a friendly and traditional Welsh village atmosphere, with local facilities and services available within easy reach. The surrounding valley is characterised by a strong sense of community and a slower pace of life, making it an appealing choice for those looking to escape the demands of a busy urban environment.

The historic town of Llangollen is also conveniently accessible. Set within the spectacular Dee Valley, Llangollen is celebrated for its historic architecture, scenic waterways and rich cultural heritage. The town offers a good selection of shops, cafés, restaurants, pubs and local amenities, together with a lively programme of events and attractions throughout the year. Its internationally recognised cultural events further add to the area's appeal.

Porch

A part-glazed entrance door to the front opens into the entrance hall, with stairs rising to the first floor.

Lounge 11'5" x 10'4" (3.5m x 3.16m)



A window to the front with a deep sill enjoys lovely countryside views. The room features a characterful log burner set upon a flagged hearth with a timber beam over, complemented by a quarry tiled floor and picture rail. An electric storage heater provides additional warmth.

Kitchen 9'6" x 7'10" (2.92m x 2.40m)



A window to the front enjoys pleasant countryside views and features a deep sill. The kitchen is fitted with a range of wall and base units, incorporating a single-bowl sink with mixer tap over, complemented by part-tiled walls. Additional features include an electric storage heater and a useful understairs cupboard.

Bathroom



A window to the rear provides natural light. The room is fitted with a WC, wash hand basin with mixer tap over and shower cubicle with electric shower. Further features include an electric wall heater and tiled floor.

First Floor Landing

The first floor landing features a window to the rear, providing natural light. Doors lead to the two bedrooms.

Bedroom One 11'10" x 10'6" (3.62m x 3.22m)



A window to the front enjoys pleasant far reaching countryside views, complemented by a picture rail and electric storage heater. An airing cupboard provides useful storage, with a heated towel rail adding further convenience.

Bedroom Two 11'11" x 7'9" (3.63m x 2.36m)



A window to the front enjoys pleasant far reaching views, complemented by a picture rail and electric storage heater.

Outside



To the front is a small garden area, with a further enclosed yard area to the rear providing useful outdoor space.

Views



The property enjoys outstanding, unspoilt rural views over the Ceiriog Valley and mountains beyond.

Services

The agents have not tested the appliances listed in the particulars.

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 C.

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

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Money Laundering Regulatory Checks

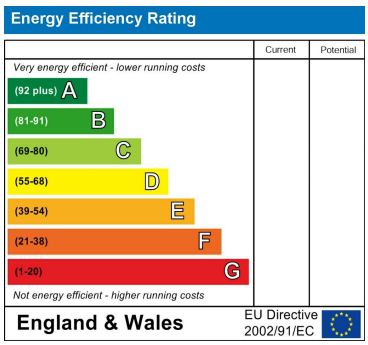
By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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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