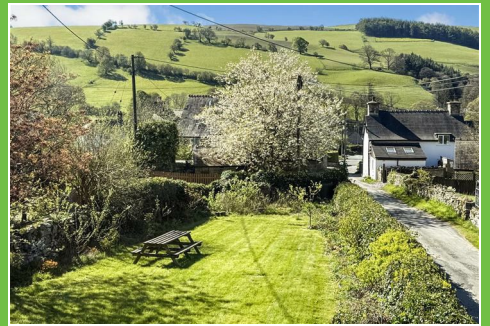


# Town & Country

Estate & Letting Agents



**Fron Heulog , Tregairiog, LL20 7LA**

**Offers In The Region Of £315,000**

Town and Country are delighted to bring to the market, nestled in the charming village of Tregairiog in the heart of the stunning Ceiriog Valley, this delightful detached, recently renovated cottage which offers a perfect blend of rustic charm and modern comfort. With its picturesque surroundings, the cottage features two welcoming reception rooms and beautifully appointed kitchen providing a cosy space for relaxation and entertaining. The two well-proportioned double bedrooms offer ample space for rest, making it suitable for couples, small families, or even as a holiday getaway. The stunning bathroom is well designed ensuring practicality for everyday living. The enchanting village of Tregairiog is known for its stunning landscapes and friendly community, making it a wonderful place to call home. Residents can enjoy the beauty of nature right on their doorstep, with numerous walking trails and outdoor activities available in the nearby area. Do not miss the chance to make this charming home your own.



## Directions

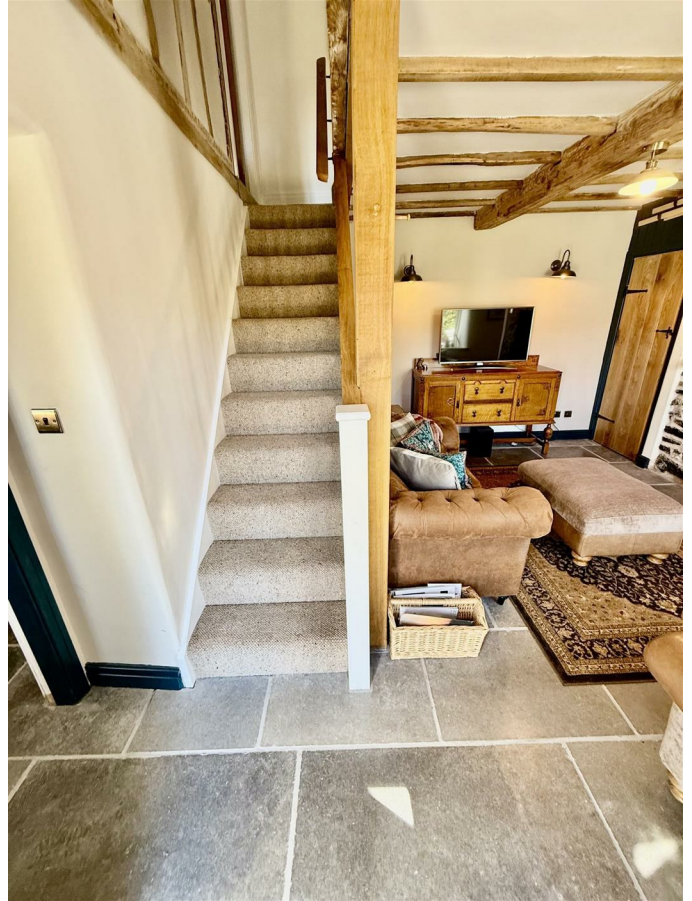


From Oswestry proceed along the A5 towards Chirk. Pass The Bridge Public House on the left hand side, take the next left turn on to the B4500 towards Glyn Ceiriog. Pass through the village of Pandy. Drive a further two miles before you reach Tregeiriog. At the crossroads turn right and proceed for approximately 100 metres where the property will be identified by our For Sale board.

## Accommodation Comprises;

The property has undergone an extensive program of complete renovation. the current owners have been very sympathetic to the cottages character and charm to create a truly stunning property providing a modern living space but with all the original features.

## Hall



The property is accessed through a part glazed door to the front into the hall with stairs to the first floor bedrooms and bathroom. The hallway opens out onto the lounge and a door leads through to the dining room.

## Lounge 14'6" x 14'11" (4.42m x 4.55m )



The beautiful lounge features a large focal inglenook fireplace place with a log burner inset with an oak beam over, original beamed ceiling and underfloor heating with a flagged tile covering. There is an under stairs cupboard providing storage, second built in cupboard housing appliances and wall lighting. A window to the front with an oak sill lets in lots of natural light and a door leads through to the kitchen.



**Additional Photo**



**Additional Photo**



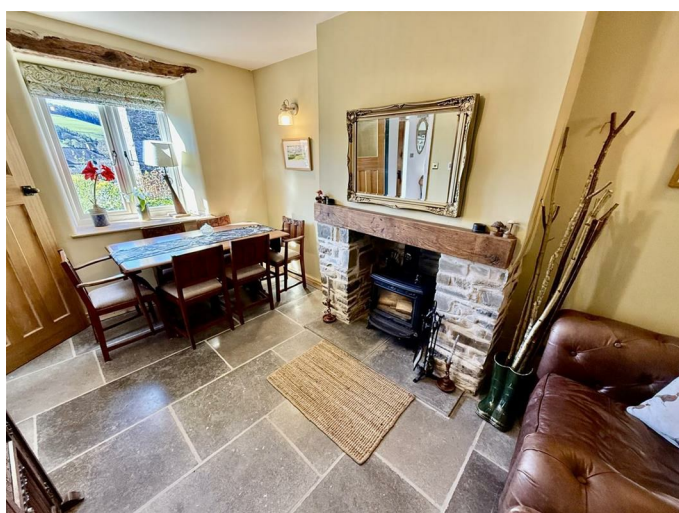
**Additional Photo**



**Additional Photo**



**Dining Room 8'7" x 14'6" (2.64m x 4.42m )**



**Kitchen 14'4" x 7'9" (4.37m x 2.36m )**



The dining room is a very versatile space and has a window to the front with an oak sill, focal log burner with a stone surround, flagged hearth and oak beam over. Wall lighting and underfloor heating with a flagged floor covering.

The modern, recently installed kitchen comprises a range of wall and base units with Quartz worktop over and upstands, Belfast sink and drainer with mixer tap over and a Smeg range style cooker with integral extractor fans over. There is an integrated fridge/freezer and dishwasher and spotlights to the



ceiling. There are two windows to the front of the property with deep sills letting in lots of light and a door leading to the utility room.

#### Additional Photo



#### Additional Photo



#### Utility Room

This room is ideal for further development and has a door leading out to the rear of the property.

#### First Floor Landing



The first floor landing gives access to the bedrooms and bathroom and has wall lights, a radiator and a window to the rear with deep window sills.

#### Bedroom One 14'5" x 10'1" (4.41m x 3.08m )



The first double bedroom has exposed wall timbers, radiator, stone chimney breast with a feature cast iron fire and a window to the front with a deep window sill and great views over the village and hillside beyond.



### Additional Photo



### Bedroom Two 12'7" x 9'10" (3.86m x 3.00m)



The second double bedroom has a built in wardrobe, access to the roof space via hatch, radiator and a window to the front with a deep window sill and fantastic views.

### Additional Photo



### Bathroom 8'1" x 14'6" (2.46m x 4.42m )



The beautifully appointed bathroom suite comprises a modern free standing bath with freestanding taps and shower head, WC and wash hand basin on a vanity unit, double walk in shower with two shower heads, tiled surround and part panelled walls, tiled flooring and further access to the roof space by hatch, heated towel rail, linen cupboard, school style radiator, a window to the front of the property, wall lighting and an extractor fan.

### Additional Photo





### Additional Photo



### To the Front



To the front of the property steps leads up to a patio area leading to the front of the cottage. There are good sized lawned and shrubbed gardens with stone walling to the boundary. The current owners have also obtained planning permission for extension to the front and the rear. Plans are available from our office.

### To the Rear



The rear of the property provides off road parking for several cars. There are further terraced garden area with the oil tank and natural planting. An electric car charging point is also located at the rear.

### Views



### Additional Photo





## Side Gardens



There is also a further area of the land located across from the property that provides further parking and a purpose built shed/ workshop measuring 6.61m x 3.22m with doors to the front.

## 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 E.

## 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](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

## 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.

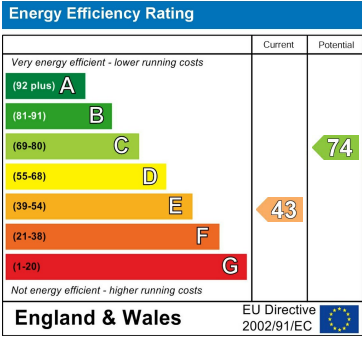
Floor Plan



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

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