

# BOWEN

PROPERTY SINCE 1862



Asking Price £185,000

Bryn Olwen, High Street, Glyn Ceiriog,  
Llangollen LL20 7EH

🛏 2 Bedrooms

🚿 1 Bathroom

# Bryn Olwen, High Street, Glyn Ceiriog, Llangollen LL20 7EH



## General Remarks

Located within the heart of the village, this two bedroom semi-detached house has just been comprehensively modernised by the current owner and also benefits from an Eco 4 scheme of works to include solar panels and an air source heat pump. The property has been freshly decorated and there are new floor coverings throughout. With a modern kitchen and bathroom the property briefly comprises an entrance hallway, spacious lounge/diner, kitchen, rear hallway, landing, two bedrooms and a family bathroom with a white suite. This property is offered for sale with the benefit of NO ONWARD CHAIN.



## Accommodation

### On The Ground Floor:

**Entrance Hallway:** PVCu double glazed door to the front elevation. Radiator. Wood-effect flooring.

**Lounge Diner:** 26' 2" x 9' 4" (7.98m x 2.84m) into bay. PVCu double glazed bay window to the front elevation. PVCu double glazed window to the rear elevation. Two radiators. Coved ceiling. Fire recess. Understairs storage cupboard.

**Kitchen:** 11' 5" x 7' 4" (3.48m x 2.23m) PVCu double glazed window to the rear elevation. PVCu double glazed door and window to the side elevation. 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. Plumbing for washing machine. Space for fridge freezer. Wall tiling. Down-lighters. Wood-effect flooring.

**Rear Hallway:** 7' 5" x 4' 10" (2.27m x 1.48m) PVCu double glazed door to the rear elevation. PVCu double

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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.

glazed windows to the rear and side elevations. Wood-effect flooring.

**On The First Floor:**

**Landing:** Attic hatch. Cupboard housing a hot water cylinder.

**Bedroom 1:** 13' 0" x 10' 7" (3.97m x 3.22m) Two PVCu double glazed windows to the front elevation. Radiator.

**Bedroom 2:** 12' 1" x 7' 10" (3.69m x 2.40m) PVCu double glazed window to the rear elevation. Radiator.

**Bathroom:** 8' 9" x 7' 7" (2.67m x 2.32m) PVCu double glazed windows to the rear elevation. White three

piece suite comprising a panelled bath, low level w.c. and pedestal wash hand basin. Radiator. Attic hatch.

**Outside:** The rear garden combined a paved Patio with a grassed section interspersed with plants and shrubs.

**Services:** All mains services are connected subject to statutory regulations. The central heating is effected by the "Samsung" air source heat pump located in the rear garden.

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

**Viewing:** By prior appointment with the Agents.





**EPC:** EPC Rating - 85|B.

**Council Tax Band:** The property is valued in Band "C".

**Directions:** For satellite navigation purposes use the post code LL20 7EH. From Chirk turn left onto Church Street and then immediately right into Castle Road. At the mini-roundabout take the first exit and continue along the B4500 through the village of Dolywern and into the village of Glyn Ceiriog. At the roundabout take the fourth exit onto High Street and the property will be observed on the left-hand side of the road.





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