





**BOWEN**

PROPERTY SINCE 1862

Offers in the Region Of £550,000

 3 Bedrooms  4 Bathrooms  Set in just under  $\frac{3}{4}$  of an acre

Tyn Y Pistyll, Nantyr, Llangollen,  
Wrexham, LL20 7DD

# Tyn Y Pistyll, Nantyr, Llangollen, Wrexham, LL20 7DD

## General Remarks

A substantial detached farmhouse style property situated in a secluded rural location near Nantyr in the stunning Ceiriog Valley. Tyn Y Pistyll is set within just under 3/4 of an acre and includes an excellent range of both traditional and modern outbuildings with potential for numerous uses subject to any required consents. The property itself was rebuilt by the current owners in the early 2000's and provides flexible accommodation which can be tailored to three or four bedrooms, depending on a purchaser's requirements. Externally the gardens offer stunning views across the adjoining countryside, making the most of this special location. Early inspection is highly recommended.

**Location:** Tyn Y Pystll is located in the picturesque rural hamlet of Nantyr and offers all the benefits of country living yet is just 2.5 miles from Glyn Ceiriog and circa 7 miles from Llangollen respectively. The village of Glyn Ceiriog has a range of amenities including Shop, Post Office, Sports Centre, Hotel & Public Houses. Llangollen meanwhile is a historic market town situated on the banks of the river Dee. Internationally renowned for the Eisteddfod, Llangollen also offers a wide range of day to day facilities, good schools and a new health centre. The area is also a well known centre for outward bound activities such as kayaking and is a hikers paradise. The



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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.

City of Chester (30 miles) and town of Shrewsbury (31 miles) are also within commutable distance.

## Accommodation

A part glazed oak door at the front of the property leads into:

**Hall:** 10' 11" x 5' 5" (3.34m x 1.65m) Wood flooring, radiator and doors off to:

**Shower Room:** 5' 6" x 5' 5" (1.67m x 1.65m) Shower cubicle with mixer shower, wash hand basin and low level flush w.c. Radiator, wood flooring and extractor fan.

**Lounge:** 25' 0" x 15' 3" (7.62m x 4.64m) Fireplace housing log burner, three radiators, TV point, beams to ceiling and door to:

**Office/Bedroom 4:** 16' 10" x 12' 5" (5.14m x 3.79m) Radiator, beams to ceiling and door to rear. Offers potential for a fourth bedroom if required.

**Dining Room:** 16' 10" x 13' 3" (5.14m x 4.05m) Wood flooring, two radiators, telephone point, beams to ceiling, glazed doors to rear covered courtyard and opening into:

**Kitchen:** 17' 5" x 11' 1" (5.31m x 3.39m) Fitted oak base/eye level wall units with worktops over and inset 1.5 bowl stainless steel sink/drain. Stanley oil fired range which runs C/H & H/W systems, integrated fridge, freezer and dishwasher. Space/plumbing for washing machine, stone floor, beams to ceiling, part tiled walls, skylight and oak door to covered courtyard.

**Stairs to first floor landing:** Oak flooring, radiator, cupboard housing pressurised hot water cylinder and doors off to:

**Bedroom 1:** 16' 11" x 13' 4" (5.16m x 4.06m) Wood flooring, radiator, skylight and door to:

**En Suite:** 6' 2" x 5' 6" (1.89m x 1.67m) Shower cubicle with mixer shower, pedestal wash hand basin and low

level flush w.c. Wood flooring, heated towel rail and extractor fan.

**Bedroom 2:** 16' 11" x 12' 4" (5.16m x 3.77m) max - includes en suite Wood flooring, radiator and door to:

**En Suite:** 5' 9" x 5' 5" (1.76m x 1.64m) Shower cubicle with mixer shower, pedestal wash hand basin and low level flush w.c. Wood flooring, radiator and extractor fan.

**Bedroom 3:** 12' 11" x 11' 8" (3.94m x 3.55m) max Wood flooring, radiator and over stairs cupboard/storage unit.

**Family Bathroom:** 15' 2" x 7' 9" (4.62m x 2.35m) Roll top bath, separate shower cubicle with mixer shower, pedestal wash hand basin and low level flush w.c. Storage cupboard, radiator, heated towel rail, skylight, wood flooring and extractor fan.

**Covered Courtyard:** Located at the rear of the property with doors at either end and light, power and water facilities laid on. Cupboard housing private water supply equipment/filters etc and recess with space for freezer.

**Outbuildings:** The outbuildings briefly comprise the following:

**Barn:** 42' 2" x 15' 0" (12.85m x 4.56m) Light/power facilities laid on and single story addition to the one side (4.77m x 2.98m).

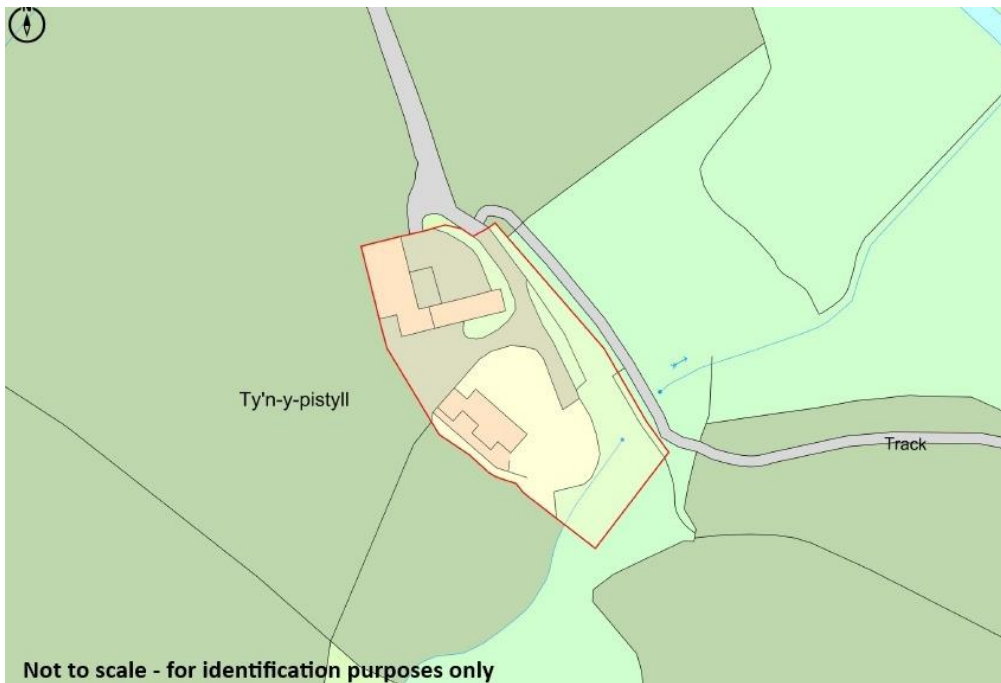
**Workshop:** 24' 1" x 16' 0" (7.33m x 4.87m) Light/power facilities laid on, stairs to first floor store room (7.37m x 4.88m) and ground floor door to:

**Garage/Machinery Store:** 44' 9" x 25' 9" (13.65m x 7.84m) Light/power facilities laid on, large doors to front and adjoining additional garage/machinery store to the side.









**Gardens and Grounds:** The property is approached via a gated access track over the adjoining agricultural land which is in separate ownership. A further field gate then leads into the property itself passing the traditional stone outbuildings to the parking area. This is adjoined by lawns located at the front of the property with views across the valley. Beyond the property is a small stream, while a public footpath which follows the access track to the property, runs along the one boundary beyond the hedge. The gardens and grounds in all extend to just under 3/4 of an acre.

**Services & Broadband:** The property benefits from a private bore hole fed water supply. There is a private Biodigester with aerobic aeration to break down sewerage and waste water which is safely discharged into the watercourse. There is an Environmental Agency Consent for this which is transferable to the buyer of the property. The property is warmed by an oil fired central heating system. The property also has a Broadband internet connection which the current vendor utilises to work from home.

Start your property journey with us today

We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.

Tyn Y Pistyll, Nantyr, Llangollen, LL20 7DD

**EPC Rating:** EPC Rating - Band 'E' (5)

**Tenure:** We are informed that the property is freehold subject to vacant possession on completion.

**Council Tax Band:** Council Tax Band - 'F'.

**Local Authority:** Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY, Tel: (01978) 292000.

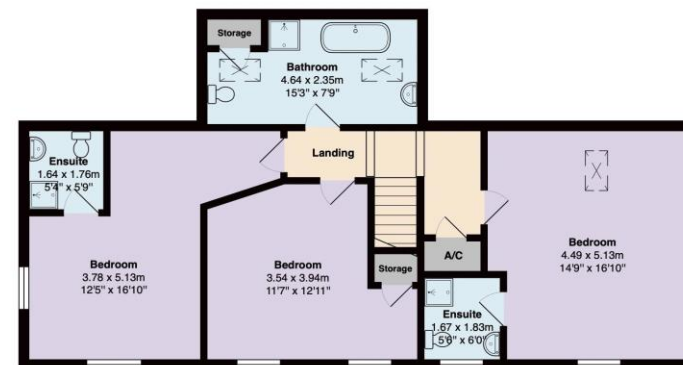
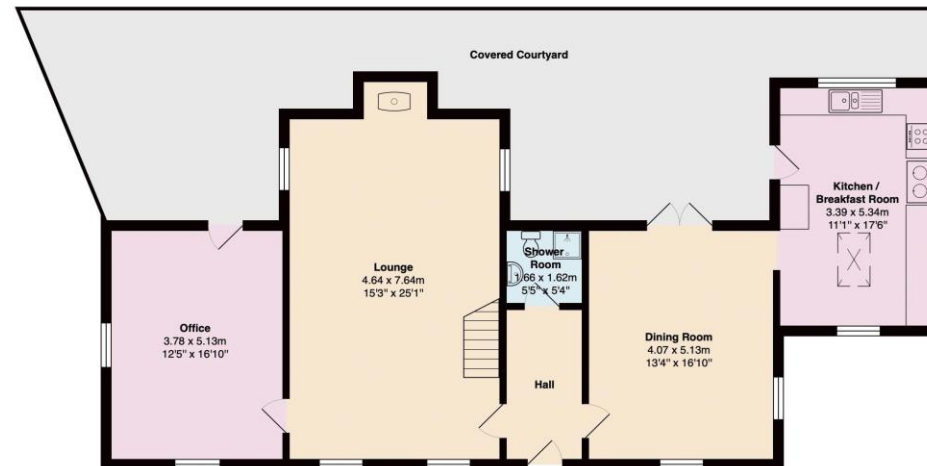
**Directions:** From Chirk proceed along the B4500 towards Glyn Ceiriog continuing through the villages of Pontfadog and Dolywern. Upon entering the village of Glyn Ceiriog continue over the central roundabout before taking the third right turning onto Nantyr Road. Follow this road up the hill and out of the village continuing straight ahead. After approximately 2.5 miles the entrance to the former Nantyr Outdoor Activity Centre will be found on the right hand side. Turn left opposite this (before the red post box), passing the former chapel on the left. Continue ahead over the small bridge and when you reach the next property keep left through the field gate signposted for Tyn Y Pistyll. Please be aware as livestock may be grazing in the field. Follow this access track ahead and you will come to the property in front of you.

Field Gate -

<https://what3words.com/grief.chainsaw.alone>

Tyn Y Pistyll -

<https://what3words.com/backtrack.drones.releasing>



Total Area: 193.0 m<sup>2</sup> ... 2078 ft<sup>2</sup> (excluding covered courtyard)

All measurements are approximate and for display purposes only

