

BOWEN

PROPERTY SINCE 1862



Offers in the Region Of £139,950

1 Berwyn Mill Cottages, New Road, Glyn Ceiriog,
Llangollen, Wrexham, LL20 7HF

🏠 2 Bedrooms

🚿 1 Bathroom

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General Remarks

A refurbished two bedroom end terrace property situated in the popular village of Glyn Ceiriog and within walking distance of all local amenities. Externally one of the property's most notable features are the large gardens while internally the property has recently been much improved including a well appointed Kitchen.

The property is warmed by an oil fired central heating system and would make an ideal first time buy or investment. Early inspection is highly recommended as the property is offered for sale with no onward chain.

Location: Glyn Ceiriog is situated at the heart of the picturesque Ceiriog Valley. The village itself has a host of local amenities including Shops, Public Houses, an excellent Primary School and transport links to nearby Secondary Schools.

A range of outdoor pursuits are on your doorstep including bridle paths, pony trekking and walking trails. The picturesque town of Llangollen (famous for hosting the International Eisteddfod) and market town of Oswestry are within easy reach. A483 & A5 trunk roads provide links north to Chester and south to Shrewsbury/Welshpool.

Accommodation

A part glazed uPVC door at the side of the property leads into:

Porch: Opening into:

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Kitchen/Dining Room: 13' 4" x 9' 11" (4.06m x 3.03m) Newly fitted kitchen comprising a range of matching base/eye level wall units with worktops over and inset stainless steel sink/drain. Integrated oven with hob and extractor hood over. Space/plumbing for fridge and washing machine. Stairs to first floor landing, radiator, central heating control, part tiled walls, vinyl flooring and doors off to:

Lounge: 13' 2" x 11' 0" (4.01m x 3.35m) max
Log burner set into fireplace with stone hearth

and surround. Radiator and TV/ telephone points.

Bathroom: 8' 11" x 5' 7" (2.71m x 1.69m)
Includes W.C Suite comprising panel bath with shower attachment and pedestal wash hand basin. Radiator, vinyl flooring, part shower boarded walls and door to:

W.C: Low level flush W.C, radiator and vinyl flooring.





Stairs to first floor landing: With doors off to:

Bedroom 1: 10' 4" x 9' 3" (3.16m x 2.81m) Built in wardrobe, over stairs cupboard and radiator.

Bedroom 2: 10' 9" x 6' 2" (3.27m x 1.87m) max Over stairs platform, built in cupboard and radiator.

Outside: The property includes a good sized garden which is located on the opposite side of the footpath. This is enclosed and mainly laid to lawn bordered by dwarf walls, hedges and fencing. The gardens also include mature trees and the oil storage tank. The oil fired boiler is externally located at the side of the property near to the entrance door.

EPC Rating: EPC Rating - Band 'E' (40).

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

Council Tax Band: Council Tax Band - 'B'.

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

Services: We are informed that the property is connected to mains electricity, water and drainage supplies. There is a private oil fired central heating system.

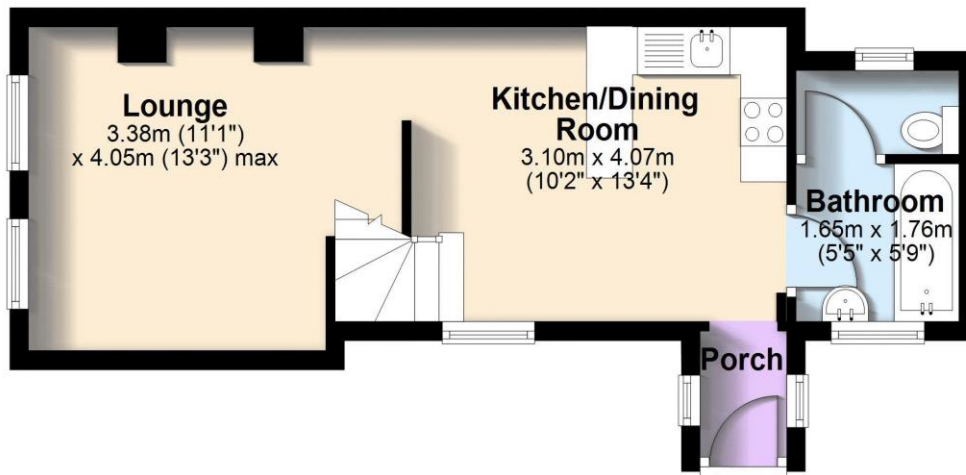
Directions: From the A5/A483 head into the town of Chirk and take the B4500 towards Glyn Ceiriog. Continue for approximately 6 miles until you enter the village. On entering the village proceed towards the centre before turning left immediately after 'Theo Davies Cabinet Maker'. Continue forward towards the stone building in front of you and the pedestrian pathway leading to the front of the property will be found on your right.

<https://what3words.com/lakeside.resembles.majoring>



Ground Floor

Approx. 33.9 sq. metres (364.9 sq. feet)



First Floor

Approx. 18.5 sq. metres (199.6 sq. feet)



Total area: approx. 52.5 sq. metres (564.6 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.

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.