

# Town & Country

Estate & Letting Agents



**Is Y Coed , Dolywern, LL20 7BB**

**Offers In The Region Of £450,000**

Nestled in the picturesque village of Dolywern, this beautifully presented modern detached house offers a perfect blend of comfort and elegance. Set in the heart of the stunning Ceiriog Valley, this property is ideal for those seeking a tranquil lifestyle while still being within reach of local amenities. The home boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. With four generously sized bedrooms, including a well-appointed en suite, this residence is perfect for families or those who enjoy hosting guests. The two bathrooms and lovely kitchen/ breakfast room ensure convenience for all occupants. One of the standout features of this property is its extensive and immaculate gardens, which offer a serene outdoor space for gardening, play, or simply enjoying the beautiful surroundings. The rear of the house presents great views, allowing you to appreciate the natural beauty of the valley from the comfort of your own home. Additionally, the property includes parking for up to four vehicles, making it practical for families or those with multiple cars. This home truly encapsulates the essence of modern country living in a sought-after location. Whether you are looking for a peaceful retreat or a family home, this property is sure to impress.



## 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 3 miles until reaching the village of Pontfadog, Pass through the village into Dolywern and take the first left into the village where the property will be found set back on the right hand side.

## Accommodation Comprises

Front porch.

## Hallway

Having a door to the front, tiled flooring and radiator, storage cupboard and staircase leading to the first floor. Doors lead off to the ground floor rooms.

## Lounge 12'11" x 18'0" (3.96m x 5.49m)



A lovely bright room having a square bay window to the front and two windows to the side. The lounge opens out onto the dining room with a set of double doors. There is a radiator, coved ceiling and a focal inset log burning stove with a stone surround and a tiled hearth.

## Dining Room 14'1" x 8'10" (4.30m x 2.71m)



Another great reception space having a window to the rear overlooking the fields, radiator, coved ceiling and French doors leading out into the garden room.

## Garden Room 9'6" x 9'5" (2.92m x 2.88m )



The garden room is a lovely place to relax and take in the garden being fully glazed from floor to ceiling with sliding doors leading out.

## Kitchen/ Breakfast Room 12'5" x 10'9" (3.81m x 3.28m)



The well appointed kitchen is also very bright having a square bay window to the front letting in lots of light. The kitchen is fitted with a good range of cream base and wall units and contrasting work



surfaces, Hotpoint electric oven and extractor fan, part tiled walls and ceramic hob, integral fridge/freezer, 1 1/2 bowl sink and drainer with mixer tap over and an integral Hotpoint dishwasher. There is a radiator and spotlights to the ceiling.

### Additional Photograph



### Utility 6'2" x 7'5" (1.88m x 2.27m)

The utility is also fitted with matching units with work surfaces over, wall mounted Worcester boiler, stainless steel sink and drainer with mixer tap over, part tiled walls and tiled floor, space and plumbing for a washing machine and fridge, radiator, extractor fan and external light. Door leading to the cloakroom. A door and window lead out to the rear garden.

### Cloakroom 4'3" x 6'2" (1.30m x 1.89m )

Fitted with a wash hand basin over a vanity unit with a mixer tap, towel rail, low level w.c. , tiled floor and a window to the side.

### First Floor Landing

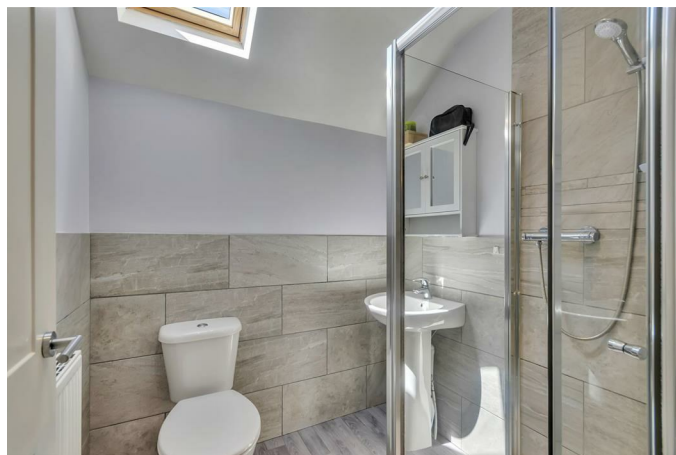
The first floor landing has doors leading to all first floor rooms and a fitted linen cupboard.

### Bedroom One 12'0" x 17'0" (3.67m x 5.19m)



The generous first bedroom has a window to the front and door leading to the en suite. It has also been fitted with a four door wardrobe with great built in storage and sockets.

### En Suite



The en suite has a white suite with corner shower and extractor fan, low level w.c., wash hand basin with a mixer tap over, the en suite has a velux window to the rear, spotlighting, part tiled walls, vinyl covering over tiled flooring and a radiator.

### Bedroom Two 11'2" x 9'1" (3.42m x 2.78m)



Another good sized double bedroom having a window to the rear looking across the fields, fitted four door wardrobe offering lots of storage and a radiator.

### Bedroom Three 8'7" x 9'6" (2.63m x 2.90m)



The third double bedroom has a window to the side with views and a radiator.



#### **Bedroom Four 8'7" x 9'6" (2.62m x 2.90m)**



The fourth bedroom is currently used as a home office and has a window to the front and a radiator.

#### **Family Bathroom 9'10" x 5'6" (3.01m x 1.70m)**



The spacious family bathroom is fitted with a panelled bath with mains shower with extractor fan over and glass screen, wash hand basin with mixer tap over and low level w.c., window to the rear, vinyl covering over tiled flooring, part tiled walls and a radiator.

#### **To The Outside**

#### **Detached Garage 9'11" x 17'1" (3.04m x 5.23m )**



The property has a detached single garage with an

up and over door, power and lighting and useful eaves storage.

#### **Front Gardens**



The property is accessed across a gravelled driveway providing parking and turning area for several vehicles. The gardens are mainly laid to lawn with specimen shrubs and an Indian stoned pathway leading to the front door and around to the side of the property. A canopy porch with light leads to the front door.

#### **Rear Gardens**



The generous rear gardens are another great feature of this lovely home and back onto open fields. Having a patio off the rear leading on from the garden room with extensive lawned and shrubbed gardens beyond, Indian stone pathway leading around the property and an ornamental pond. There is also a log store and storage area behind the garage along with a canopy porch over the back door giving shelter.



### Additional Photograph



### Additional Photograph



### Additional Photograph



### Aerial image of the Property



### Additional Photograph



### 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 F.

### Hours of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 2.00

### To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

### To Make an Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.  
If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please

contact the office and one of the team will assist you further.

### **Additional Information**

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We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

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.

### **Town and Country**

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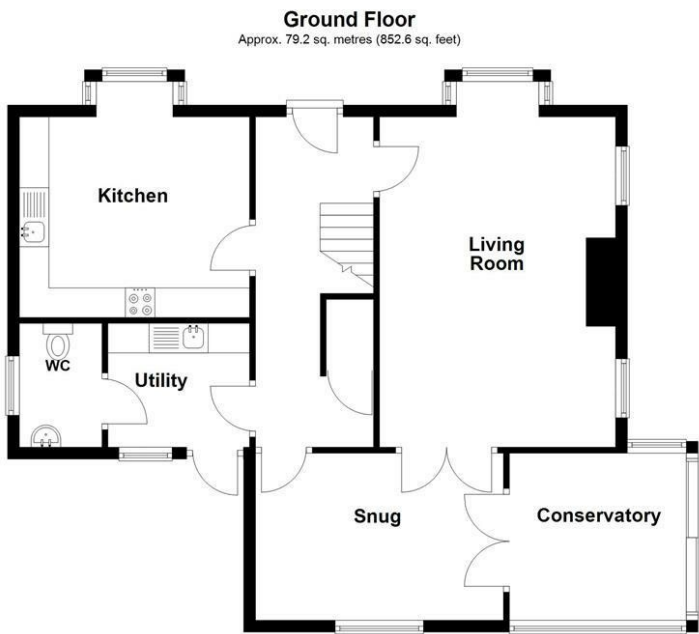
-NO SALE - NO FEE

VERY COMPETITIVE FEES FOR SELLING.

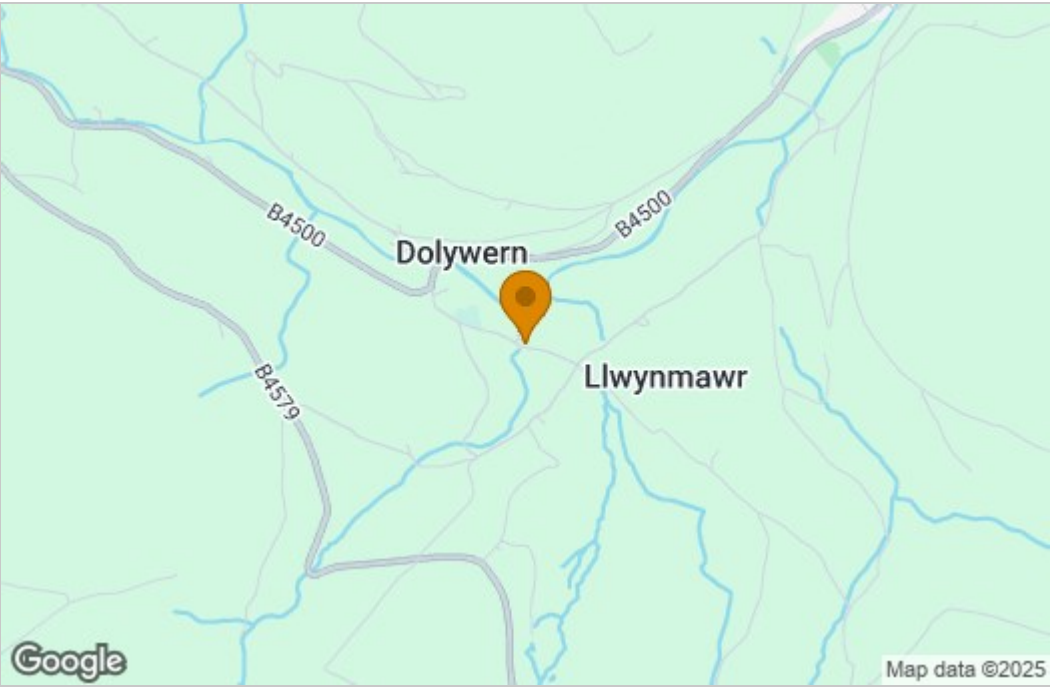
### **Services**

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

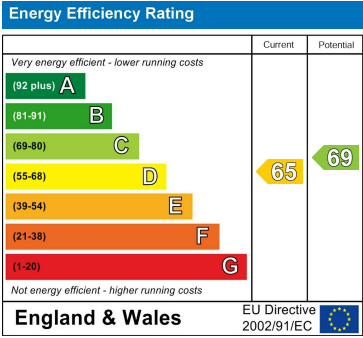
Floor Plan



Area Map



Energy Efficiency Graph



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