

BOWEN

PROPERTY SINCE 1862



Offers in the Region Of £225,000

London House, High Street, Glyn Ceiriog,
Llangollen, Wrexham, LL20 7EL

🏠 3 Bedrooms

🚿 1 Bathroom

London House, High Street, Glyn Ceiriog, Llangollen, Wrexham, LL20 7EL



General Remarks

A recently renovated and much improved three bedroom property situated centrally within the picturesque village of Glyn Ceiriog. The property includes most generously sized rear gardens which take advantage of the elevated location and provide stunning views of the surrounding Valley.

Internally there is a newly fitted Kitchen and Bathroom, alongside new flooring and refreshed decoration. The property is warmed by a modern oil fired central heating system and is fully double glazed. Early inspection is highly recommended as the property is offered for sale with no onward chain.

Location: The property is located in Glyn Ceiriog at the heart of the Ceiriog Valley. The village has an excellent range of amenities including a Shop with Post Office, Sports Centre, Hotel and Public Houses which are all within walking distance. There is an excellent Primary school whilst there are a number of other renowned state and private schools within the area.

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 and onto the motorways beyond.

Accommodation

A part glazed uPVC door leads into:

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Living Room: 17' 7" x 11' 11" (5.36m x 3.62m) max Fireplace housing feature cast iron range (Range not tested nor certificated), wood effect flooring, radiator, TV point, views over gardens and village to rear, understairs cupboard, stairs to first floor landing and door to:

Open Plan Kitchen/Diner: 17' 7" x 11' 0" (5.36m x 3.35m) Newly fitted kitchen comprising a range of base/eye level wall units with worktops over and inset stainless steel sink/drain. Integrated oven with hob and extractor hood over, integrated fridge, freezer,

dishwasher and washing machine. Firebird Enviromax Combi oil fired boiler, wood effect flooring, radiator, telephone point and part glazed uPVC door to covered rear porch (2.87m x 1.67m).

Stairs to first floor landing: Radiator, access to loft space and doors off to:

Bedroom 1: 12' 3" x 10' 2" (3.73m x 3.10m) max Radiator and access to loft space.

Bedroom 2: 12' 5" x 6' 11" (3.78m x 2.11m) Radiator and views of village and surrounding Ceiriog Valley to the rear.





Bedroom 3: 7' 1" x 6' 2" (2.16m x 1.88m)

Radiator.

Bathroom: 9' 4" x 7' 0" (2.84m x 2.14m) Newly fitted suite comprising a 'P' shaped bath with rainfall shower over, pedestal wash hand basin and low level flush w.c. Radiator, wood effect flooring, part panelled walls, extractor fan and large built in airing cupboard with radiator/slatted shelving.

Outbuilding: 10' 11" x 7' 1" (3.33m x 2.17m)

Gardens: At the rear of the property are extensive gardens offering lovely views of the surrounding Ceiriog Valley. These are mainly laid to lawn interspersed by shrubs and bordered by recently replaced fencing. There is also a paved patio which provides an ideal space in which to enjoy the surroundings. A side access gate provides access to the High Street from the rear gardens.

EPC Rating: EPC Rating - Band 'E' (42).

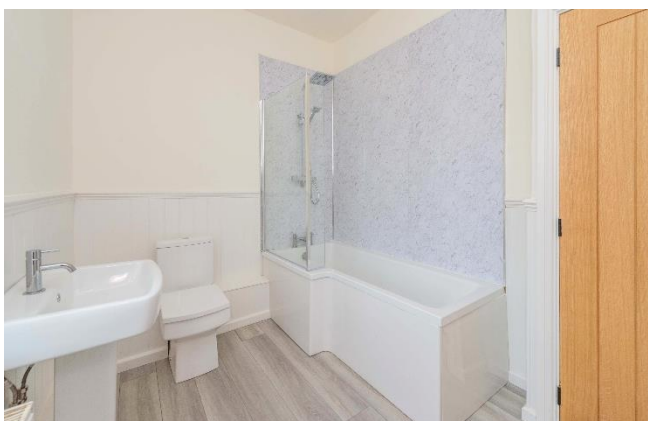
Council Tax Band: Council Tax Band - 'E'.

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

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

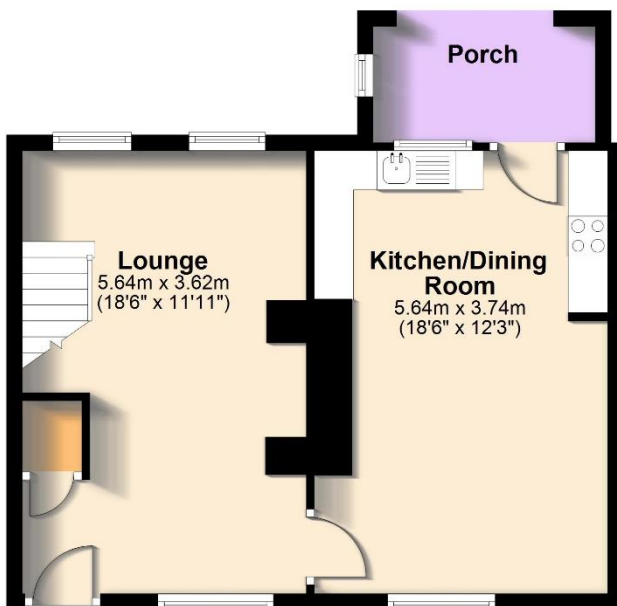
Services: We are informed that the property has connections to mains electricity, water and drainage supplies. There is a private oil fired central heating system.

Directions: From Chirk take Castle Road out of the town centre and at the mini-roundabout take the first exit signed posted for Glyn Ceiriog. Continue along the B4500 through the villages of Pontfadog and Dolywern into the village of Glyn Ceiriog. At the roundabout take the fourth exit onto High Street. Follow the road upwards and the property will be found on the right hand side, as identified by the agent's For Sale board.



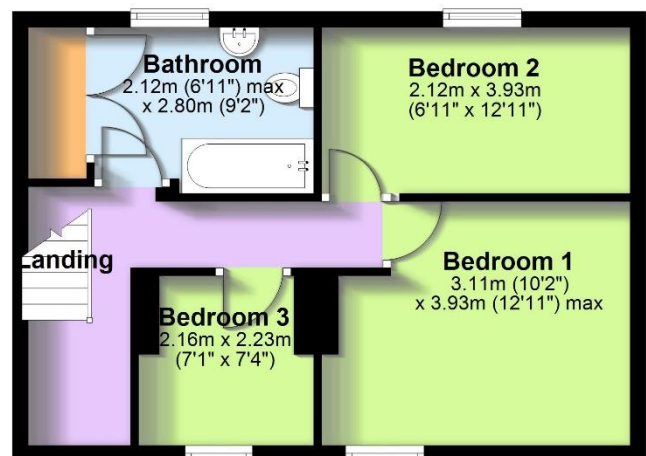
Ground Floor

Approx. 46.6 sq. metres (501.2 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.6 sq. feet)



Total area: approx. 87.4 sq. metres (940.8 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.