

# Town & Country

Estate & Letting Agents



**Nantyr Road, Glyn Ceiriog, LL20 7NG**

**£750**

A GOOD SIZED THREE BEDROOM DETACHED BUNGALOW LOCATED IN THE PICTURESQUE VILLAGE OF GLYN CEIRIOG IN THE CEIRIOG VALLEY. THE PROPERTY OFFERS THREE BEDROOMS, TWO RECEPTION ROOMS, KITCHEN AND BATHROOM ALONG WITH FRONT AND REAR GARDENS AND OFF ROAD PARKING. Professional Persons Only, No Smokers, pets considered. All rentals require one months rent in advance and one months rent as a damage deposit. A credit check will be carried out on every Applicant and Guarantor wanting to be named on the contract.

## **DIRECTIONS**

From our Willow Street office proceed out of town, turning right onto Castle Street then left onto Beatrice Street, proceeding onto Gobowen Road and out of town towards the Oswestry bypass. Travel towards Chirk, taking the second exit towards Chirk at the Gledrid roundabout. Continue along and up the hill, round the left hand bend into Chirk and immediately turn left onto the B4500 Castle Road, signposted Ceiriog Valley/Glyn Ceiriog. Continue along this road for approximately 6 miles until reaching Glyn Ceiriog. On entering the village proceed to the roundabout, take the second exit onto the Llanarmon road and then second right onto Nantyr Road, where the property will be seen on the right hand side.

## **VIEWS FROM THE PROPERTY**

The property enjoys views over the Ceiriog Valley.

## **ADDITIONAL PHOTO**

## **ACCOMMODATION COMPRISES**

### **KITCHEN**

Fitted with a range of base and wall units, window to the rear, part glazed door to the side.

### **INNER HALL**

### **DINING ROOM**

Having a window to the side and radiator.

### **BATHROOM**

Fitted with a three piece suite and window to the rear.

### **LOUNGE**

Having a fireplace, window to the front with views, window to the side and radiator.

### **FRONT HALL**

With door leading out to the front.

### **BEDROOM ONE**

Window to the front and radiator.

### **BEDROOM TWO**

Window to the rear and radiator.

### **BEDROOM THREE**

Window to the rear and radiator.

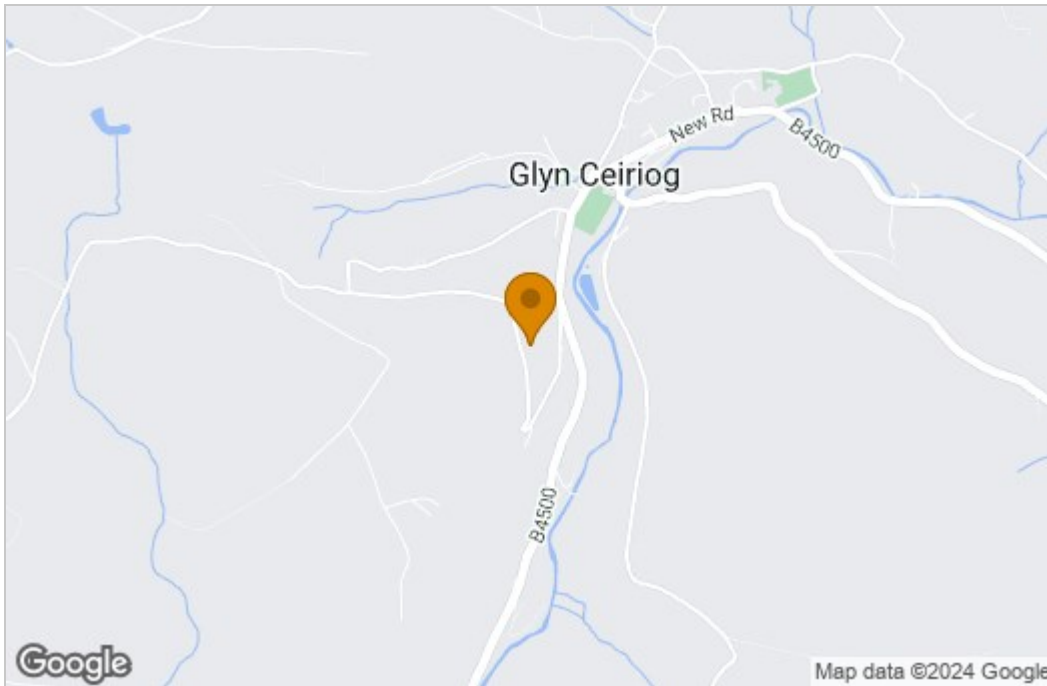
## **GARDENS**

The property has parking to the front and a gravelled pathway leading up to the bungalow with shrubbed beds. There is a good sized paved patio area to the side leading to the rear garden, which is elevated and mainly laid to lawn.

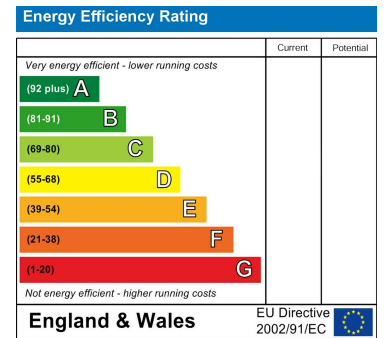
## **ENVIRONMENT IMPACT RATING**

## Floor Plan

## Area Map



## Energy Efficiency Graph



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.

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