

Town & Country

Estate & Letting Agents



5 Cambrian Terrace, Glyn Ceiriog, LL20 7NH

Offers In The Region Of £130,000

WITH NO ONWARD CHAIN!!! Town and Country are pleased to bring to this market TWO BEDROOM TERRACE PROPERTY, recently renovated to a high standard, comprising a modern, well equipped Kitchen, great Living area with feature fireplace, two Bedrooms and stylish family bathroom. LOCATED IN AN ELEVATED POSITION OVERLOOKING THE PICTURESQUE VILLAGE OF GLYN CEIRIOG IN THE CEIRIOG VALLEY, this property benefits from stunning views and is the perfect property for first time buyers, as a holiday home or for investors. Glyn Ceiriog benefits from local amenities whilst larger towns and cities are also within easy reach.

Directions

From our Oswestry office head north-west on Willow St towards New St, turn right onto Oakhurst Rd/B4579 and continue to follow B4579. At the roundabout, take the 1st exit onto Llanarmon Rd. Keep right to continue on Nantyr Rd and the property will be on the right.

Accommodation Comprises:

The completely renovated and modernised property is finished to a good standard with a bright, modern yet character feel. There is plenty of space outside for entertaining and taking in the views. With new kitchen, bathroom, flooring, decoration, heating system, windows and landscaping, this property has had everything done to create a truly lovely cottage in a fantastic location.

Lounge 13'1" x 11'6" (4.01m x 3.53m)



The good sized, bright living room has a feature fireplace with a slate hearth and an oak beam over, part glazed door to the front and window, stairs off to the first floor with under stairs cupboard and an archway through to the Kitchen.

Additional Photograph



Additional Photograph



Kitchen/Dining Room 13'1" x 9'7" (4.01m x 2.93m)



The well laid out brand new modern Kitchen comprises base and wall units with contrasting worktops over and upstands, electric oven, ceramic hob, modern extractor fan, stainless steel double sink with a mixer tap. Having vinyl flooring, spotlights, two windows and a part glazed door to the rear.

Additional Photograph



Landing

With loft hatch and doors to the Bedrooms and Bathroom.

Bedroom One 13'1" x 11'6" (3.99m x 3.51m)



A double bedroom with a radiator and a window to the front with fantastic views over the Ceiriog Valley and mountains beyond.

Bedroom Two 6'2" x 9'7" (1.88m x 2.93m)



The second bedroom has a window to the rear and radiator.

Bathroom



The well appointed stylish family bathroom comprises a panel bath with mixer taps over and a Triton electric shower, glass screen and aqua panelling. With W/C, wash hand basin on a vanity

unit with a mixer tap over, vinyl flooring, spotlights, radiator, a window to the rear and an extractor fan.

Front Garden



To the front of the property sits a garden leading down to the road with an Indian stone patio area ideal for entertaining and taking in the views, lawns, fence panelling and GREAT VIEWS!

Additional Photograph



Additional Photograph



Rear Garden



To the rear of the property you will find steps leading up to a lawned garden with sitting area and fantastic views over the property. There is also an outside w.c. and the brand new Worcester external oil fired boiler. The road widens providing an area to park running along side the lane to the top side of the property.

Additional Photograph



Views



Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 4.00pm

To Book a Viewing

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

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

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 B.

Services

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

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

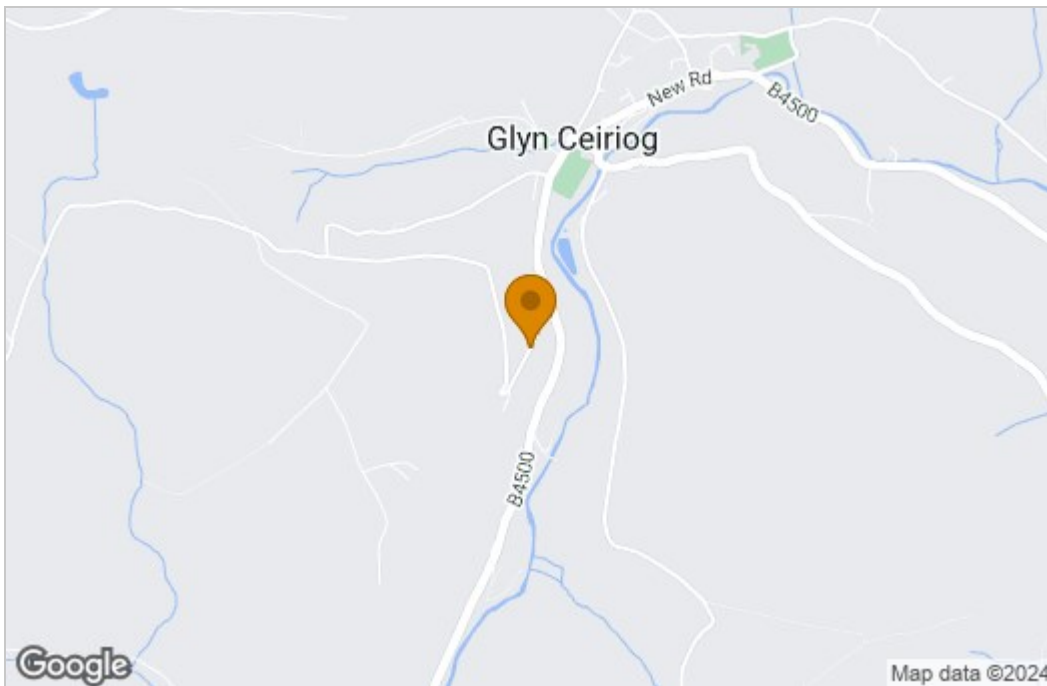
Additional Information

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.

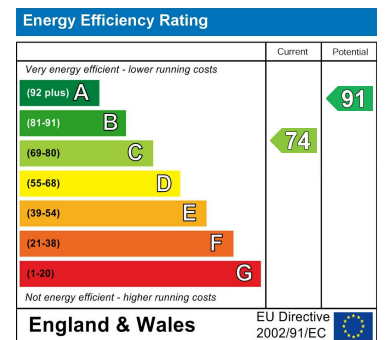
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

Floor Plan

Area Map



Energy Efficiency Graph



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