

Town & Country

Estate & Letting Agents



Minera High Street, Glyn Ceiriog, LL20 7EH

£135,000

Town and Country Oswestry are delighted to offer to the sales market this three bedroom attached cottage situated in the heart of the village of Glyn Ceiriog. With three bedrooms, cosy lounge with log burner and an enclosed cottage style garden, this property would make a lovely home for those looking to enjoy Village life. Glyn Ceiriog is a large village in the Ceiriog Valley and has a good Primary School, shop and a number of public houses along with good road links to the nearby towns of Llangollen, Wrexham and Oswestry.

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 opposite the church onto the B4500 Castle Road, towards Glyn Ceiriog. Continue on this road for approximately 6 miles, passing through the villages of Pontfadog and Dolywern, until reaching Glyn Ceiriog. Upon entering the village proceed to the roundabout and turn right onto High Street. Proceed up High Street where the property will be seen on the left hand side, identified by our For Sale board.

Accommodation Comprises:

Kitchen/Dining Room 12'9" x 10'6" (3.89m x 3.21m)



The cottage style kitchen is fitted with a range of base and wall units with contrasting worktops over, stainless steel single bowl sink with drainer, plumbing for a washing machine, Elba range cooker, space for appliances, part tiled walls, tiled floor and a radiator. There is a window to the side and a part glazed stable door to the side.

Kitchen Additional Photograph



Lounge 15'2" x 12'0" (4.63m x 3.66m)



The cosy lounge has a window to the side, the cottage character shines through in this room with an exposed beamed ceiling, brick fireplace with inset log burner, alcove shelving and wall lights.

Lounge Additional Photograph



Landing

With a Velux roof window and a radiator.

Bedroom One 10'11" x 8'10" (3.34m x 2.71m)



This double bedroom has a window to the side, a radiator and an original cast iron fireplace.

Bedroom Two 12'0" x 6'9" (3.66m x 2.06m)



Bedroom two has a window to the side, a radiator and alcove shelving.

Bedroom Three 5'11" x 8'10" (1.81m x 2.71m)



Bedroom three, currently used a store room, has a radiator and a Velux roof window.

Bathroom



The bathroom has the benefit of a bath with a Triton electric shower over, W/C and wash hand basin. There is a window to the rear. The floor is tiled and the walls are part panelled and part tiled. There is a radiator and a door to a built in storage cupboard.

To the Front of the Property

The property sits behind the Owl House with a pathway that leads to the kitchen door.

Rear Garden 22'11" x 36'1" (7m x 11m)



The country style garden has steps up to various tiered areas. There is an area laid to patio, a greenhouse and areas laid to lawn and planted with various mature shrubs.

Rear Garden Additional Photograph



Tenure/Council Tax

We understand the property is freehold, there is also a flying freehold affecting bedrooms one and three 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 C.

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.

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.

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.

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 most 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

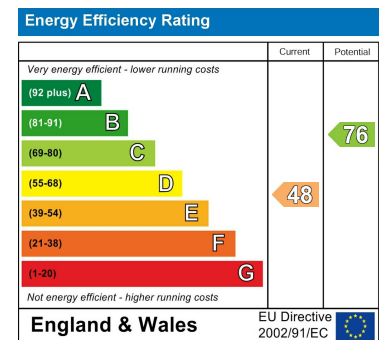


Total area: approx. 62.5 sq. metres (673.2 sq. feet)

Area Map



Energy Efficiency Graph



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