

Town & Country

Estate & Letting Agents



1 Llangollen Terrace, Glyn Ceiriog, LL20 7NS

Offers In The Region Of £155,950

Town and Country Oswestry offer this lovely three storey cottage located in the heart of the stunning Ceiriog Valley with spectacular views over the hills. The property offers spacious accommodation with lots of original features such as beamed ceilings and log burning stove. There is a good sized garden to the rear with great views and plenty of space to sit out and relax. Glyn Ceiriog is just a two minute drive away with village shop, public house and primary school. Good road links connect the property to larger towns whilst the rolling countryside is right on the doorstep with good walks and many outdoor activities.

Directions



Take the Gobowen Road out of Oswestry (B5609) onto the A5 towards Wrexham, at the Gledrid roundabout take the second exit signposted Chirk and proceed until reaching the village. Follow the road through the village turning left opposite the church onto Castle Road (B4500). Continue along this road for approximately 6 miles passing through the villages of Pontfadog, Dolywern and Glyn Ceiriog. Just after leaving the village the property will be observed on the right.

Accommodation Comprises

Lounge 13'0" x 12'3" (3.98m x 3.74m)



The spacious, bright lounge has a window to the front with views over the mountains, the original beamed ceiling, oak flooring, radiator and an inset log burning stove with a cast iron surround and a slate hearth. A door leads through to the kitchen.

Additional Photo



Kitchen 12'7" x 7'6" (3.84m x 2.30m)



The kitchen is fitted with a range of base and wall units with work surfaces over, a window to the side and the rear, radiator, stairs leading to the first floor, tiled flooring, single bowl sink with a mixer tap over, cooker space, plumbing for a washing machine and space for a tumble drier, space for a fridge, part tiled walls and a door leading to the rear lobby.

Additional Photo



Rear Lobby

The rear lobby has a tiled floor, part glazed door to the rear garden and a door leading to the bathroom.

Bathroom



The bathroom is fitted with a panelled bath with a Mira electric shower over, wash hand basin, low level w.c., tiled flooring, part tiled walls, radiator, linen cupboard and a window to the side.

First Floor Landing

The first floor stairs and landing has LVT flooring and doors leading to the two bedrooms.

Bedroom One 12'9" x 11'11" (3.91m x 3.65m)



A great sized double bedroom having a window to the front with fantastic views, wood flooring, beamed ceiling, radiator, airing cupboard and a built in wardrobe.

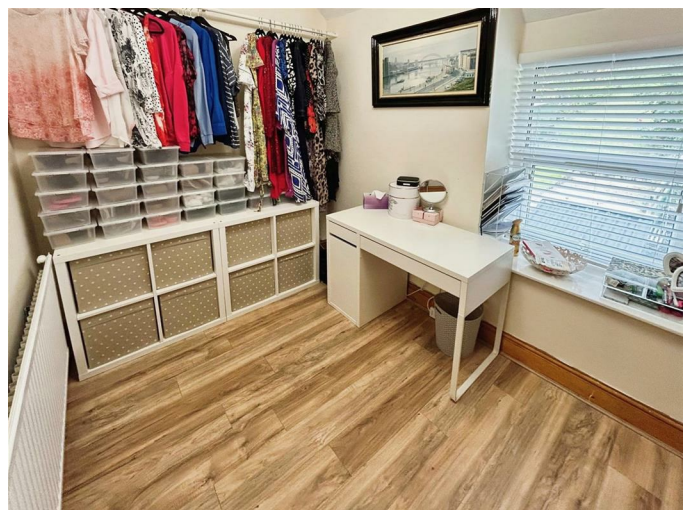
Additional Photo



Views From The Bedroom



Bedroom Two 10'0" x 6'8" (3.05m x 2.05m)



The second bedroom has a window to the rear, radiator, wood flooring and a staircase leading to the second floor bedroom.

Bedroom Three 12'0" x 10'0" (3.67m x 3.07m)



The third bedroom has a window to the side with great views, radiator and eaves storage to both sides.

To The Outside

The property is approached off the road with steps leading up to the front door. There is a block paved patio ideal for sitting out on those warmer days.

Rear Gardens



The terraced rear gardens have two outhouses and steps leading up to the garden area. There is a shed and patio areas ideal for entertaining and relaxing. There are lawned gardens and a further seating area and gardens beyond all with fantastic views over the countryside that surrounds the property. We are informed by the vendors that the kennels will be removed before the sale completes.

Additional Photo



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.

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.

To Book a Viewing

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

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.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 4.00pm

Additional Information

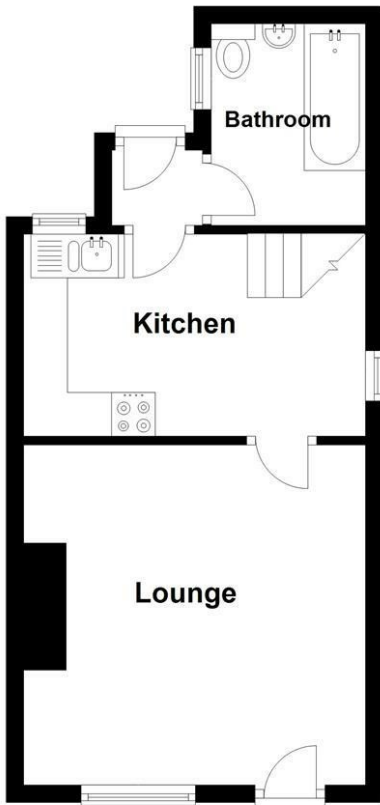
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

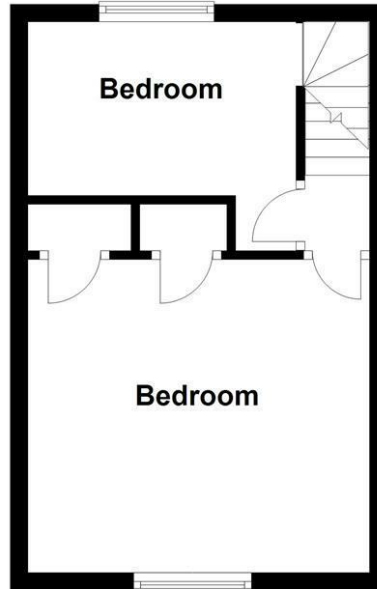
Ground Floor

Approx. 29.2 sq. metres (314.3 sq. feet)



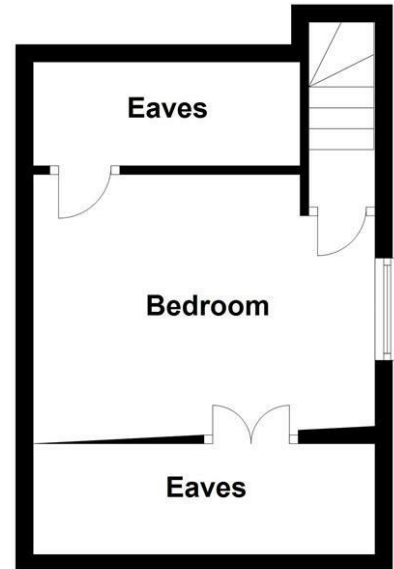
First Floor

Approx. 24.6 sq. metres (265.2 sq. feet)



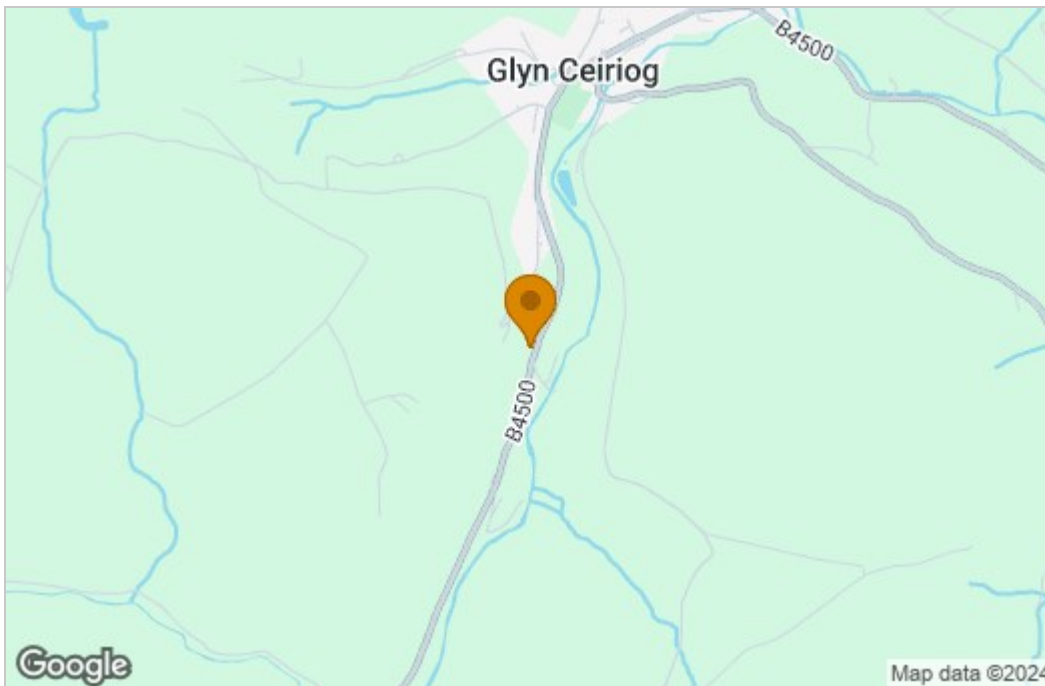
Second Floor

Approx. 22.4 sq. metres (240.8 sq. feet)

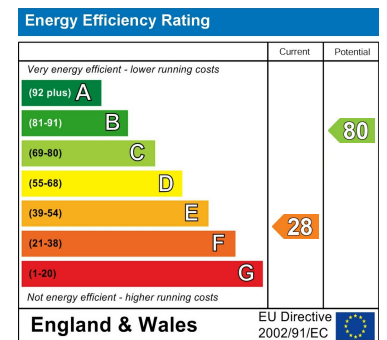


Total area: approx. 76.2 sq. metres (820.2 sq. feet)

Area Map



Energy Efficiency Graph



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