

Town & Country

Estate & Letting Agents



Glandeg High Street, Glyn Ceiriog, LL20 7EG

Offers In The Region Of £435,000

Town and Country Oswestry offer this superb family home set over four floors dating back to 1896 offering spacious, well laid out character accommodation with six double bedrooms, large living areas, fantastic kitchen/ dining room and a good sized rear garden with purpose built garden room, far reaching rural views and off road parking ideal for larger families. The property is located in the heart of the Ceiriog Valley in the popular village of Glyn Ceiriog that offers daily amenities such as a shop, school and public houses. Good road links connect the village to larger towns and cities.

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 right hand side at the far end of the village.

Accommodation Comprises

Hallway



The hallway has a quarry tiled floor, a part glazed door to the front, stairs leading to the first floor and the original stripped doors leading into the kitchen, lounge, shower room/ utility and down to the cellar.

Lounge 23'11" x 10'7" (7.31m x 3.23m)



The spacious, bright lounge has sash double glazed windows to both the front and the rear. There is an alcove shelving, two vertical contemporary radiators and a focal Aarow log burning stove with an oak beam over and a slate hearth.

Additional Photograph



Additional Photograph



Kitchen/ Dining Room 23'11" x 12'6" (7.31m x 3.82m)



The well appointed family kitchen/ dining room is the real heart of this wonderful home being fitted with an extensive range of base and wall units, display cabinets and a wonderful larder style cupboard with shelving and double doors creating a pantry area

ideal for those who love to cook and entertain. There are composite work surfaces over, part tiled walls, slate flooring, a ceramic inset sink with a mixer tap over, ceramic Stoves induction hob with a chimney style extractor fan over, spotlighting, feature exposed stonework, double Neff eye level oven, integrated fridge, plinth lighting, school style radiator, integrated dishwasher, a sash window to the front and a part glazed door to the rear leading out to the garden. Two original stripped doors lead through into the hallway.

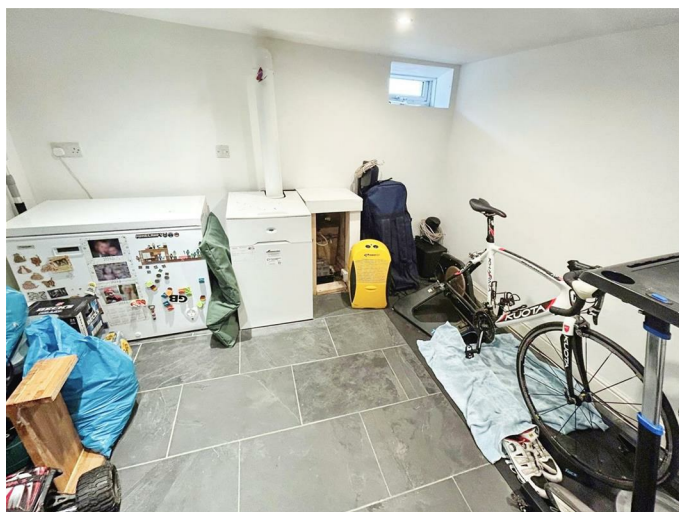
Additional Photograph



Utility & Shower Room 6'4" x 5'10" (1.94m x 1.80m)

The utility/ shower room has a sash window to the rear, low level w.c., wash hand basin on a vanity unit with a mixer tap over, plumbing for a washing machine and space for a tumble drier, shower cubicle with a mains powered shower, tiled flooring and spotlighting.

Cellar 10'11" x 10'6" (3.33m x 3.22m)



The useful cellar has power and lighting, a window to the side, spotlighting, tiled flooring and oil fired central heating with Worcester combi-boiler.

First Floor Landing

The bright landing area has a sash window to the front, stairs leading to the second floor accommodation, vertical contemporary radiator and the original stripped doors leading to the bedrooms.

Bedroom One 13'1" x 11'1" (4.00m x 3.38m)



A good sized double bedroom having a sash window to the rear with fantastic views, radiator and a coved ceiling.

Bedroom Two 13'1" x 10'9" (4.01m x 3.28m)



A second large double bedroom having a sash window to the rear with superb views, radiator and a coved ceiling.

Bathroom



The bathroom has a wash hand basin on a vanity unit with a mixer tap over, double shower cubicle with two shower heads, spotlighting, extractor fan, tiled flooring, contemporary radiator, part tiled walls and a sash window to the rear.

Bedroom Three 10'11" x 10'2" (3.33m x 3.12m)



The third double bedroom is currently used as a dressing room and has a sash window to the front, radiator, shelving and a coved ceiling.

Bedroom Four 13'1" x 12'0" (3.99m x 3.67m)



The fourth double bedroom has a sash window to the front, radiator and a coved ceiling.

Second Floor Landing

The second floor landing has a window to the front and leads to the two further bedrooms and cloakroom.

Bedroom Five 15'8" x 10'4" (4.79m x 3.16m)



A superb sized double bedroom having a window to the front, spotlighting, modern vertical radiator and a velux window to the rear with far reaching views over the village and valley beyond.

Bedroom Six 15'9" x 12'7" (4.81m x 3.85m)



The sixth bedroom is also a fantastic size having a window to the front, radiator, loft hatch and a velux to the rear with mazing views.

Cloakroom



The cloakroom has a low level w.c.. with a concealed flush, heated towel rail, wash hand basin on a vanity unit with a mixer tap over, tiled flooring, part tiled walls, extractor fan and a velux window with superb views.

To The Front



To the front of the property there is an enclosed courtyard style garden with a walled boundary and wrought iron gate leading to the quarry tiled pathway and the front door.

Additional Photograph



To The Rear



To the rear there is a patio leading off the kitchen which in turns leads down to the garden area. There is a further Indian stone patio with a covered seating and entertaining area that adjoins the garden room. The gardens have good sized lawned areas along with mature planted flower beds and specimen trees. There are two log stores, storage shed measuring 12ft x 8ft with a useful storage area behind. Timber gates lead out on the lane and give access to the off road parking area at the side having its own electric charging point. The garden is fully enclosed making it ideal for families and pets.

Rear Elevation



Driveway

The driveway at the side is big enough to accommodate two vehicles.

Gardens



Additional Photograph



Additional Photograph



Additional Photograph



Garden Room 13'5" x 9'10" (4.10m x 3.02m)



The purpose built insulated garden room is a superb addition to the property and offers lots of opportunities for home working or as a studio or a great place to entertain. Having wood flooring, a radiator and power and wall lighting.

Additional Photograph



Views From The Rear



The property enjoys fabulous open views to the rear across the village and the valley beyond.

Agents Note

Please note that Fibre Broadband is available at the property.

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 County Council and the property is in band E.

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 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.

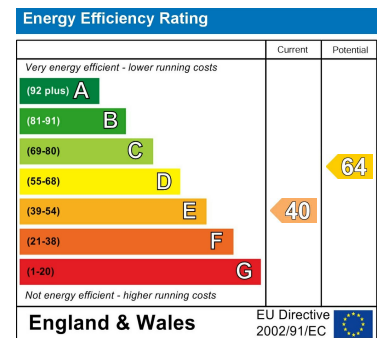
Floor Plan



Area Map



Energy Efficiency Graph



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