

Town & Country

Estate & Letting Agents



Minffordd , Tregeiriog, LL20 7LA

Offers In The Region Of £249,950

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this spacious character country cottage set in the heart of the Ceiriog Valley with great views to the rear and lots of potential. The property has three bedrooms (one en suite), two reception rooms, kitchen, utility, bathroom and cloakroom. To the outside there is off road parking, garage and gardens. Located in the pretty hamlet of Tregeiriog, there are good road links to larger towns locally.

Directions

From Oswestry proceed along the A5 towards Chirk. Pass The Bridge Public House on the left hand side, take the next left turn on to the B4500 towards Glyn Ceiriog. Pass through the village of Pandy. Drive a further two miles before you reach Tregiriog. On reaching the village turn right at the crossroads and the property will be seen to the right hand side.

Location

Tregiriog is a small village situated in the heart of the Ceiriog Valley. Surrounded by beautiful countryside, it offers an idyllic, peaceful rural setting but yet is close to the main road network offering links to the towns of Chirk and Oswestry where all facilities can be found. Train stations sit in the Town of Chirk and village of Gobowen which links to Shrewsbury, Telford, Wrexham, Chester and beyond.

Accommodation Comprises

Porch



The porch has a tiled floor, two windows to the side and a stained glass door leading into the dining room.

Dining Room 15'10" x 12'3" (4.84m x 3.74m)



The spacious dining room has a window to the front and the side, stairs leading to the first floor, a large inglenook fireplace with an oak beam over, electric radiator, small stained glass window to the rear and the original beamed ceiling. Doors lead to the kitchen and the lounge.

Lounge 13'5" x 13'1" (4.10m x 4.01m)



The lounge has the original beamed ceiling, a window to the front and the rear, a brick open fireplace with an oak beam over and a quarry tiled hearth and two electric wall heaters.

Kitchen 18'1" x 7'4" (5.53m x 2.24m)



The kitchen is fitted with a range of base and wall units with work surfaces over, stainless steel double drainer sink with a mixer tap over, tiled flooring, electric wall heater, plumbing for a washing machine, cooker space, space for appliances and two windows to the rear. A door leads through to the utility.

Utility 8'7" x 6'2" (2.64m x 1.88m)

The utility has tiled flooring, a window to the rear and a part glazed door leading to the garden, electric heater, space for appliances and a beamed ceiling. A door leads through to the cloakroom.

Cloakroom

The cloakroom has a window to the rear, low level w.c., tiled flooring and a heated towel rail.

First Floor Landing

The first floor landing has doors leading to the three bedrooms.

Bedroom One 13'4" x 13'0" (4.07m x 3.98m)



A good sized double bedroom having a window to the front, electric wall heater and a door leading to the en suite.

En Suite



The en suite wet room has a sealed floor, heated towel rail, low level w.c., fully tiled walls, wash hand basin, extractor fan, Mira electric shower and an electric wall heater.

Bedroom Two 12'9" x 12'3" (3.91m x 3.75m)



The second double bedroom has a window to the front, fitted wardrobes and an electric wall heater.

Bedroom Thre 9'0" x 7'4" (2.75m x 2.24m)



The third bedroom has a window to the rear with great views, a part glazed door to the side and a door leading through to the family bathroom.

Family Bathroom 9'6" x 7'4" (2.90m x 2.26m)



The family bathroom has a window to the rear, wash hand basin, bidet, corner bath with a mixer tap and shower head over, Mira electric shower over, heated towel rail, part tiled walls and a beamed ceiling.

To The Outside



The property is accessed from the lane through a wrought iron gate with wrought iron fencing and a small courtyard style garden. A pathway leads down the side of the house and the driveway is located topside.

Driveway and Parking



The gated driveway has parking for two - three cars and leads to the garage and rear garden.

Garage 15'2" x 8'10" (4.63m x 2.71m)

The garage has an up and over door, lighting and a window to the side. There is an adjoining workshop with a window and door to the front.

Gardens



The gardens are lawned and shrubbed with various areas to sit out. There is a central patio area with pathways running through the garden. The boundaries are hedged and the garden enjoys a lovely rural aspect over fields to the rear.

Additional Photo



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 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

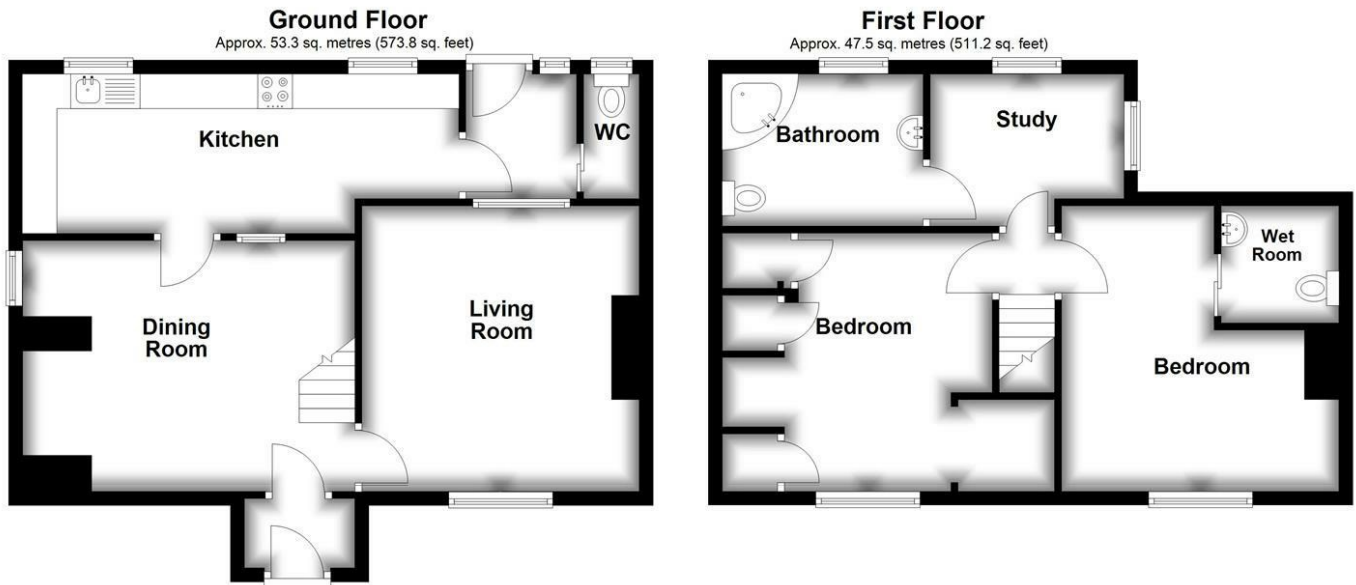
Saturday: 9.00am to 2.00pm

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

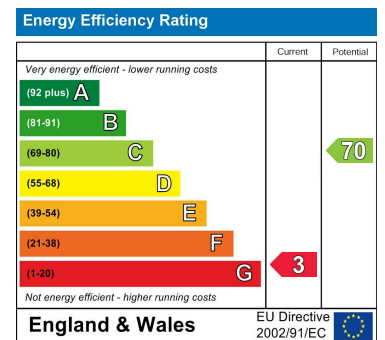


Total area: approx. 100.8 sq. metres (1085.1 sq. feet)

Area Map



Energy Efficiency Graph



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2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk