

# Town & Country

Estate & Letting Agents



**2 Maes Einion, Tregeiriog, LL20 7HY**

**Offers In The Region Of £199,950**

Nestled in the charming hamlet of Tregeiriog with stunning rural views, Town and Country Oswestry offer this delightful semi-detached house offering a perfect blend of comfort and convenience. Spanning an impressive 1,033 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests. The home features three well-proportioned bedrooms, providing ample space for families or those seeking a guest room or home office. The modern bathroom is thoughtfully designed, catering to the needs of modern living. With its fantastic setting, appealing layout and generous living space, this property presents an excellent opportunity for anyone looking to settle in a tranquil yet accessible location. Tregeiriog is known for its picturesque surroundings and community spirit, making it an ideal place to call home. Whether you are a first-time buyer or looking to invest, this semi-detached house is sure to meet your needs.

## 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 futher two miles before you reach Tregeiriog. The property will be found on the right hand side identified by our for sale board.

## Location

The property is located in the heart of the stunning Ceiriog Valley with fantastic views in all directions.

## Accommodation Comprises

### Hallway

The hallway has a window to the side, part glazed door to the front, quarry tiled floor, stairs leading to the first floor and a built in cupboard. Doors lead to the dining room and lounge and the hallway opens onto the kitchen.

### Dining Room 12'6" x 8'5" (3.83m x 2.58m)



The good sized dining room has a window to the front, radiator, quarry tiled flooring and space for a fireplace.

### Lounge 12'6" x 12'6" (3.83m x 3.83m)



The cosy yet spacious lounge has a radiator, wood flooring, alcove shelving and fitted cupboard, a cast iron open fireplace on a tiled hearth and French doors opening onto the rear garden taking in the fantastic views.

### Kitchen 12'2" x 5'11" (3.72m x 1.82m)



The kitchen has a range of base and wall units with work surfaces over, a window to the rear with great views, two windows to the side, part tiled walls, cooker point, plumbing for a washing machine and dishwasher, ceramic one and a half bowl sink with a mixer tap over and quarry tiled flooring.

### First Floor Landing

The first floor landing has a window to the side, access to the loft, built in linen cupboard and doors leading to the bedrooms and the bathroom.

### **Bedroom One 11'8" x 10'11" (3.56m x 3.35m)**



The main double bedroom has a window to the front with views over the fields, a radiator and a cast iron fireplace.

### **Bedroom Two 11'0" x 9'6" (3.36m x 2.92m)**



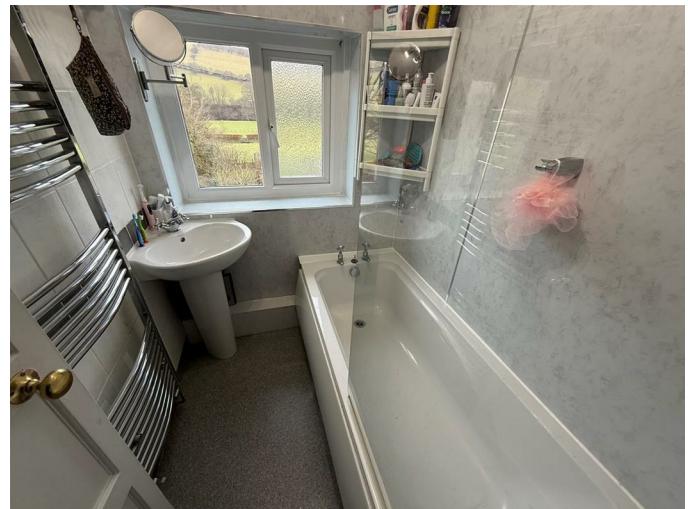
The second double bedroom has a window to the rear with far reaching views, a radiator, picture rail and a built in cupboard.

### **Bedroom Three 8'2" x 7'7" (2.50m x 2.32m)**



The third bedroom has a window to the front with views over the fields, a radiator and a picture rail.

### **Family Bathroom**



The family bathroom has a panelled bath with a glass screen and Triton electric shower over, aqua panelling and tiled walls, vinyl flooring, corner wash hand basin with a mixer tap and a heated towel rail.

### **Cloakroom**

The separate cloakroom has a low level w.c., window to the rear and vinyl flooring.

## To The Outside



## Additional Photo



## Home Office



The property also has an outbuilding that the current owners have converted into a home office with power and lighting and a window to the rear. There is also an adjoining coal store/wood shed.

## Driveway



The gravelled driveway provides parking for several cars and has a gate that leads onto the garden.

## Front Gardens



The front garden is lawned and shrubbed with a pathway leading to the front door and around to the side of the property. There is also a garden shed, outside tap and oil tank located to the left of the garden.

## Views



## Rear Gardens



The good sized rear garden has a raised, decked patio off the lounge taking in the magnificent views, There is storage underneath and steps down to the large lawn. At the far end of the garden there is an area ideal for an orchard or for growing vegetables. The garden is fully enclosed by hedging making it secure.

## Additional Photo



## Aerial Photo



## 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](http://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 we believe the property to be in Band D.

## 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

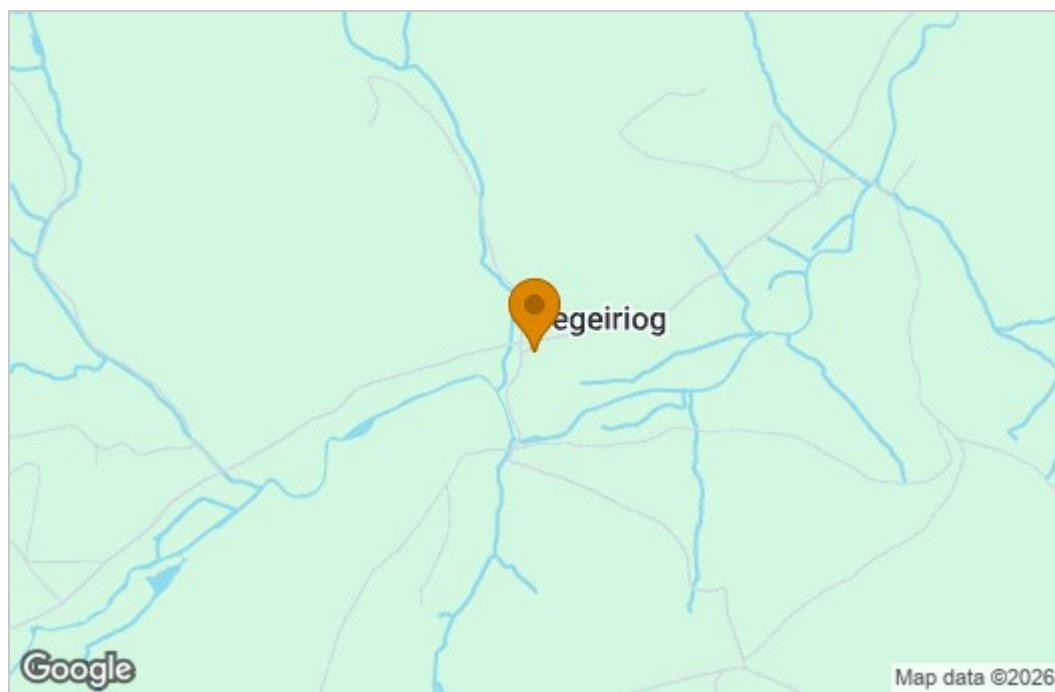
We would like to point out that all measurements,

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.

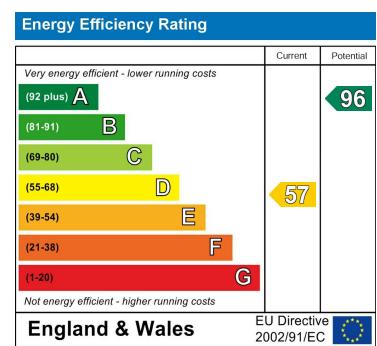
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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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2-4 Willow Street, Oswestry, Shropshire, SY11 1AA  
Tel: 01691 679631 Email: [SALES@TOWNANDCOUNTRYOSWESTRY.COM](mailto:SALES@TOWNANDCOUNTRYOSWESTRY.COM) [www.townandcountryestateagents.co.uk](http://www.townandcountryestateagents.co.uk)