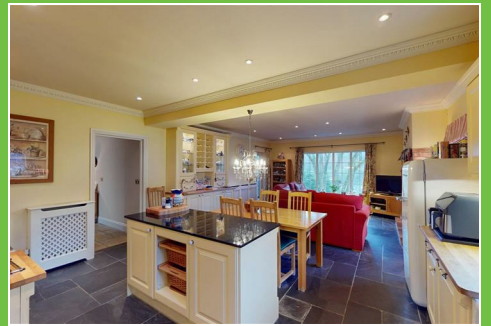


# Town & Country

Estate & Letting Agents



**The Oaks Tyn y Cestyll Road, Glyn Ceiriog, LL20 7NL**

**Offers In The Region Of £637,000**

WITH LAND AND NO ONWARD CHAIN!! Located in the picturesque village of Glyn Ceiriog, this stunning detached family home offers an exceptional living experience. With extensive accommodation, the property boasts four generously sized reception rooms, providing ample space for both relaxation and entertaining. Each room is designed with a high-quality finish, ensuring a blend of comfort and elegance throughout the home.

The property also features four spacious bedrooms, perfect for families or those who enjoy having guests. Additionally, there are three well-appointed bathrooms, catering to the needs of a busy household. One of the standout features of this home is the breathtaking views that surround it along with the adjoining paddock, double garage and extensive parking. The scenic landscape of the Ceiriog Valley provides a beautiful backdrop, allowing residents to enjoy the tranquillity of nature right from their doorstep. With its combination of space, quality, and stunning surroundings, it presents an ideal opportunity for those seeking a family home in a serene and charming location.



### 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 onto the B4500 towards Glyn Ceiriog. Continue along for approximately 6 miles until reaching Glyn Ceiriog. On entering the village proceed onto Llanarmon Road and take the first right onto Tyn Y Cestyll Road. Follow the road up for approximately 200 metres where the property will be found on the right.

### Location



### Accommodation Comprises

#### Porch

The porch has double doors leading into the property, tiled floor and spotlights.

#### Hallway 12'10" x 22'3" (3.92m x 6.79m)



The fantastic entrance hallway has stone flagged flooring, a part glazed door to the front and part glazed side panels. The stairs to the first floor lead off to the side of the hall with an under stairs cupboard and a radiator. With spot lights, alarm control panel and decorative coved ceiling. Doors lead to the ground floor rooms.

#### Cloakroom 5'6" x 6'2" (1.68m x 1.88m)

The cloakroom has a window to the front, a radiator and stone flagged floor. There is a low level w.c., with a concealed cistern and Armitage shanks flush. a wall hung wash hand basin with an oak plinth and mixer tap over, part tiled walls, a radiator, spot lights and an extractor fan.

#### Boot Room/ Boiler room 12'0" x 4'9" (3.67m x 1.46m)

The boot room/boiler room has a Grant oil fired boiler and hot water tank, a cloaks area and a door leading to the garage.

#### Lounge 20'4" x 14'10" (6.22m x 4.53m)



The impressive lounge has two windows to the front overlooking the surrounding countryside, decorative coving, spot lights and two radiators. There is a focal electric log burner style stove with fan heater, wood surround and a flagged hearth, Double doors lead through to the dining room and to the snug.

#### Snug 11'7" x 11'8" (3.55m x 3.58m)



The snug room is a very versatile space and has a window to the side, exposed brickwork, spot lights, TV point and a radiator.

#### Dining room 17'7" x 11'10" (5.37m x 3.62m)



The dining room is another great reception space having spot lights, decorative coving and a radiator.



With French doors leading onto the balcony and double doors leading through to the lounge.

**Kitchen/Dining/Family room 15'10" x 27'6"**  
**(4.85m x 8.40m)**



The kitchen/dining/ family room is the real heart of this wonderful home and has a window to the front and two windows to the side offering beautiful views. There are high quality wall and base units with solid oak worktops over, Belfast sink with a brass mixer tap over and part tiled walls, a slate flagged floor, island unit with a granite work top over, integrated dishwasher, Smeg range style cooker with six ring gas hob, integrated extractor fan and a wood surround, display cabinets, two radiators, dresser unit with display cabinets over. To the lounge family area there is a brick inglenook fireplace with an oak beam over and inset gas 'log burner'. There is a glazed door leading out to the balcony and a door leading through to the utility.

**Additional Photo**



**Additional Photo**

**Additional Photo**



**Additional Photo**



**Additional Photo**



**Utility Room 9'7" x 7'0" (2.94m x 2.14m)**



The utility has a window and a stable door to the side. Fitted with wall and base units with oak tops over, Belfast sink and brass mixer tap over. There is



plumbing for a washing machine and tumble dryer and tiled flooring, The room has spot lights, part tiled walls and a radiator.

### **Study 9'6" x 13'7" (2.92m x 4.16m)**



The study has wood flooring, high quality fitted office furniture and display shelving. There is a window to the rear, spotlights and a radiator.

### **First Floor Landing**



The large first floor has three Velux windows to the rear, a radiator and spot lights. With eaves storage, spindled banister and a loft hatch. Doors lead to the bedrooms and the bathroom.

### **Dressing Room**



The dressing room is fitted with a range of wardrobes and hanging spaces, dressing table, radiator and spot lights. Doors leads through to the bedroom and the en suite.

### **Bedroom One 14'9" x 14'11" (4.52m x 4.56m)**



The first double bedroom is a superb size and has a window to the side and a window to the front both offering fantastic views. There is also a radiator.

### **En-suite 7'8" x 9'5" (2.35m x 2.88m)**



The en-suite has a Velux window, radiator towel rail, wash hand basin on a vanity unit with a mixer tap over, shower cubicle with a mains powered shower, low level W/C., part tiled walls, tiled floor and fitted vanity units with solid oak tops.

### **Family Bathroom 11'2" x 8'8" (3.42m x 2.66m)**



The family bathroom has a Velux window, low level W/C., wash hand basin with a mixer tap over, corner bath with mixer taps over, fitted vanity units with sold oak tops over, radiator towel rail, spot lights, extractor fan, part tiled walls and a tiled floor.



### **Bedroom Two 15'4" x 11'5" (4.68m x 3.50m)**



Bedroom two is another large double room having a window to the front with fantastic views, radiator, fitted wardrobes and spot lights.

### **Bedroom Three 11'3" x 13'3" (3.44m x 4.04m)**



The third double bedroom has a window to the front with fantastic views, radiator, spot lights and wood flooring.

### **Bedroom Four 11'5" x 13'3" (3.50m x 4.05m)**



The fourth double bedroom has a window to the front with superb views, radiator, spot lights and a door leading to the en suite.

### **En-suite 7'7" x 9'9" (2.32m x 2.98m)**



The second well appointed en-suite has a Velux window, corner shower cubicle with a mains powered shower, low level W/C., wash hand basin with a mixer tap over, radiator towel rail, fitted vanity units with solid oak tops over, tiled floor, part tiled walls and spot lights.

### **Sun Room 10'10" x 19'7" (3.32m x 5.97m)**



The sun room is an other fantastic versatile space and connects the house to the private patio area. A great games room, playroom or home gym ideal for a number of uses. Having three Velux windows, spot lights, a radiator and glazed doors with side panels leading onto the patio.

### **To The Outside**



Double gates lead off the lane onto the large block paved driveway that leads to the house and the garage and offers parking for a number of vehicles.



### Garage 18'7" x 18'5" (5.68m x 5.63m)



The double garage has an electric up and over door, two loft accesses, power and lighting.

### Gardens

The gardens extend around the property. To the front there are lawned and shrubbed gardens along with the balcony running along the front of the house making a fantastic place to sit and relax and take in the scenery. At the side there is a small patio area taking in the views with a gate onto the driveway. Steps lead up from the rear driveway to a lawned and shrubbed garden area with access to the large patio and garden room. A gate from the garden gives access to the adjoining paddock that extends in total to just over an acre.

### Paddock



### Additional Photo



### Views



### 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 H.

### Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 2.00pm

### 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

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### **Additional Information**

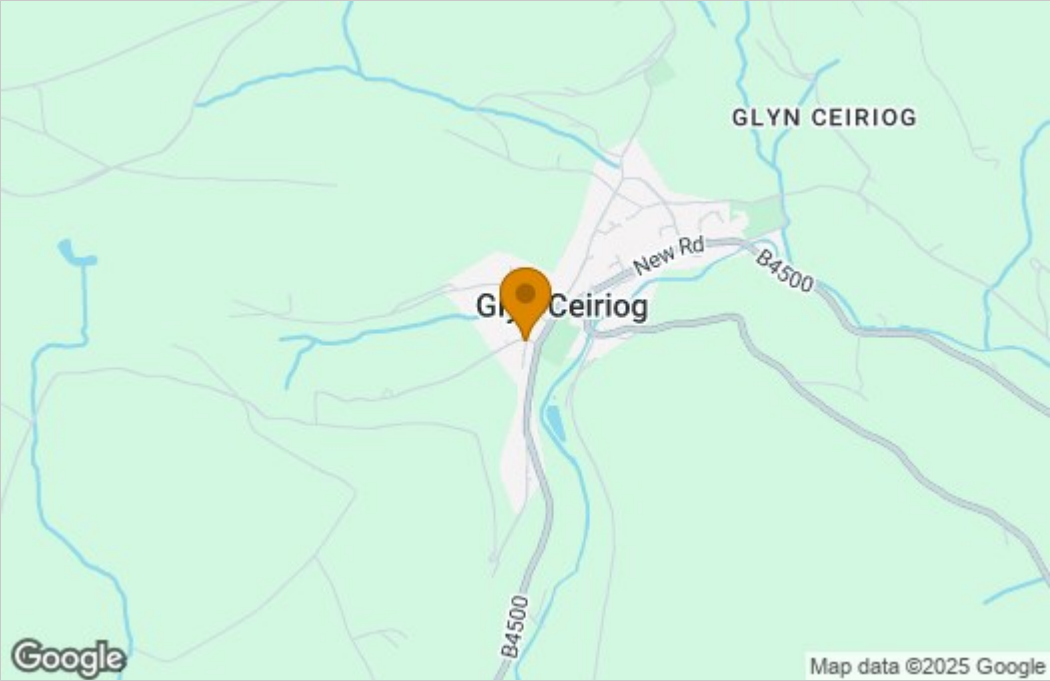
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

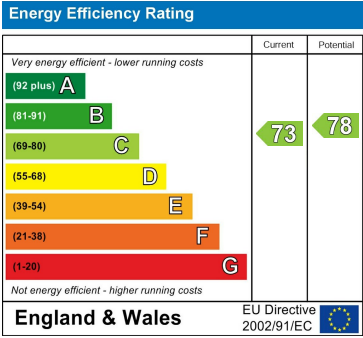
Floor Plan



Area Map



Energy Efficiency Graph



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