

Town & Country

Estate & Letting Agents



Swn Y Gwynt Pen Y Gaer Road, Garth, LL20 7YN

Offers In The Region Of £645,000

This impressive detached house offers a remarkable opportunity for those seeking a spacious family home. The property boasts an extensive accommodation of 2,766 square feet, providing ample room for both relaxation and entertainment. With six generously sized bedrooms, this residence is perfect for larger families or those who desire extra space for guests or a home office. The three reception rooms are designed to cater to various needs, whether it be hosting gatherings, enjoying quiet evenings, or creating a play area for children. The two well-appointed bathrooms ensure convenience for all occupants. One of the standout features of this property is the stunning far-reaching views over the Dee Valley that can be enjoyed from various vantage points within the home. These picturesque vistas create a serene backdrop, enhancing the overall living experience. Situated in a sought-after location, this home not only offers comfort and space but also the advantage of being part of a vibrant community. The surrounding area is known for its natural beauty and accessibility to local amenities and easy access to the popular town of Llangollen making it an ideal choice for families. In summary, this fantastic family home on Pen Y Gaer Road presents a unique opportunity to acquire a property that combines extensive living space with breath-taking views in a desirable location. Do not miss the chance to make this house your new home.

Directions

From our Willow Street office proceed out of town and join the A5 bypass towards Wrexham. Continue along the bypass before taking the exit signposted Johnstown. Follow the directions for Johnstown passing through Johnstown and Ruabon. Continue along the Llangollen Road before turning right before the Australia Arms Pub onto Garth. Follow this road around and proceed up the hill. Continue along the road and turn left onto Pen Y Gaer road where the property will be seen on the left hand side observed by our For Sale board.

Accommodation Comprises

Porch

The covered porchway has a quarry tiled floor, lighting and leads to the front door.

Hallway



The spacious hallway has a tiled floor, coved ceiling, stairs leading to the first floor, a window to the front, under stairs cupboard, an oak door to the front and double doors leading to the lounge. Doors also lead to the sitting room and the kitchen.

Lounge 22'11" x 13'11" (7.00m x 4.26m)



The impressive lounge is a great space for

entertaining and relaxing having a bow window to the front, French doors leading into the conservatory, oak flooring, two radiators and a focal log burning stove on a marble hearth with a wood surround.

Additional Photo



Sitting Room 11'0" x 8'5" (3.36m x 2.58m)



A very versatile room currently used as second reception room having a window to the front, oak flooring, radiator and a coved ceiling.

Kitchen 14'1" x 8'8" (4.30m x 2.66m)



The well appointed kitchen is fitted with a range of base and wall units with contrasting work surfaces over, Flavel range style cooker with seven gas rings over, chimney style extractor fan, double bowl sink with a mixer tap over, space for appliances, tiled flooring, part tiled walls and a window to the rear with fantastic far reaching views. The kitchen opens out onto the dining room.

Additional Photo



Dining Room 11'10" x 9'9" (3.63m x 2.98m)



The dining room has oak flooring, radiator, coved ceiling and French doors opening onto the conservatory.

Conservatory 24'11" x 12'7" (7.60m x 3.84m)



The impressive conservatory is another great place to entertain having a tiled floor and French doors leading out on both sides to the decked patio.

Utility 7'9" x 4'11" (2.37m x 1.50m)

The first utility has a tiled floor and fitted base and wall units. A door leads to the second utility and the cloakroom.

Cloakroom

The cloakroom has a tiled floor and a low level w.c.

Second Utility 10'0" x 5'0" (3.05m x 1.53m)



The second utility has a quarry tiled floor, base and wall units, stainless steel sink with a mixer tap over, plumbing for appliances, a door leading to the garage and a lobby area and staircase leading to the room above the garage.

Garage and Workshop 18'4" x 16'8" (5.59m x 5.10m)

The garage and workshop has a window and door to the front, two windows to the rear, power and lighting. it would be very easy to reinstate the garage door if required.

Annexe Room 21'11" x 13'0" (6.70m x 3.98m)



Located above the garage offering a fantastic versatile space. Having wood flooring, a window to the front and the rear, radiator, beamed ceiling, wash hand basin on a vanity unit and a shower cubicle with mains powered shower.

First Floor Landing



The first floor landing has doors leading to the bedrooms and the bathroom along with a staircase leading to the second floor accommodation.

Bedroom One 22'11" x 13'10" (7.00m x 4.23m)



The superb main bedroom is a great size and has a window to the front and a window to the rear with fantastic far reaching views, wood flooring, coved ceiling and a radiator. A door leads through to the en suite.

Additional Photo



a window to the front, radiator and a fitted double wardrobe.

Bedroom Three 14'0" x 10'5" (4.27m x 3.18m)



En Suite 7'10" x 4'11" (2.41m x 1.50m)



The third double bedroom has a fitted double wardrobe, radiator and a window to the rear with stunning rural views.

Bedroom Four/ Study 7'10" x 6'5" (2.39m x 1.97m)



The well appointed en suite has a tiled floor, wash hand basin on a modern vanity unit, low level w.c. with a concealed flush, double shower cubicle with a mains powered shower and two shower heads, heated towel rail, spotlighting and an extractor fan.

Bedroom Two 15'0" x 10'11" (4.59m x 3.35m)



The fourth bedroom is currently used as a study and has a window to the front, radiator and fitted office furniture.

The second double bedroom is a good size and has

Family Bathroom 10'4" x 9'8" (3.17m x 2.97m)



The large family bathroom has a corner bath, a window to the rear with views, radiator, shower cubicle with a Mira electric shower, wash hand basin, low level w.c., oak flooring, part tiled walls, shaver point, coved ceiling and a fitted oak storage cupboard.

Second Floor Landing 13'3"x 7'7" (4.05mx 2.33m)



The second floor landing is another great space ideal for relaxing and reading. Having a velux window to the front, airing cupboard with tank and shelving, spotlighting and access to the loft. Doors lead to the two bedrooms and the shower room.

Bedroom Five 15'7" x 13'5" (4.75m x 4.10m)



The fifth bedroom is a great size and has a velux window to the front, radiator, spotlighting and a full length velux to the rear taking in the far reaching views.

Shower Room



Bedroom Six 15'7" x 11'0" (4.75m x 3.37m)



The sixth bedroom is another great size and has a fitted wardrobe with matching drawers, radiator and

a full length velux window to the rear taking in the amazing far reaching views.

To The Outside



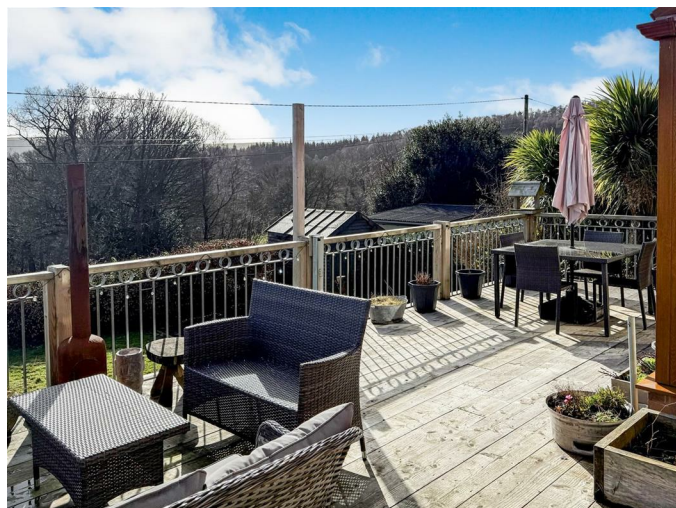
The property is accessed from the lane over a large tarmac driveway offering plenty of parking for several vehicles. The gardens are lawned and shrubbed with a block paved pathway running around the property to the gated side access. There is a picket fence boundary along with outside tap.

Rear Gardens

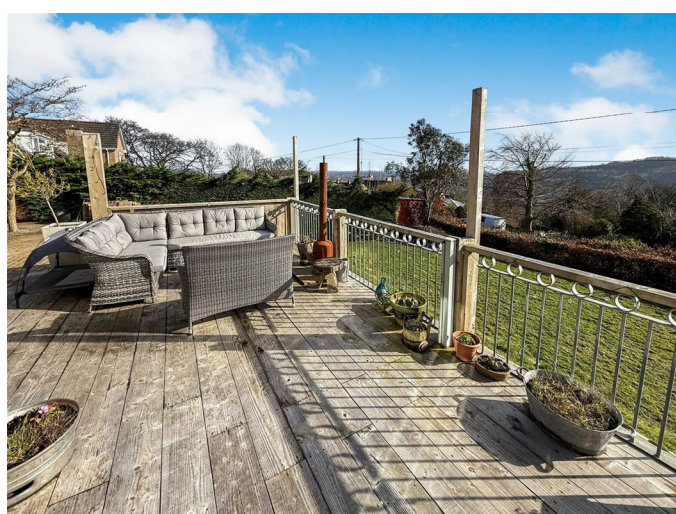


The rear gardens are another great feature of this lovely home. A large decked patio area runs across the rear and is accessed from the conservatory taking in the views across the valley and beyond. There are further block paved patio areas with a good sized lawned area and garden shed. The garden is fully enclosed by hedging making it ideal for children and pets.

Additional Photo



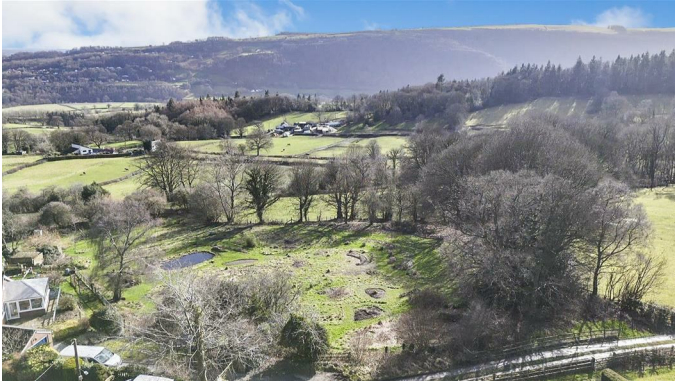
Additional Photo



Views From The House



Additional Photo



Views At Sunrise



Additional Photo



Agents Note

The property also benefits from the addition of solar panels.

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/leasehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council/Powys County Council/Wrexham Country Council and we believe the property to be in Band C.

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

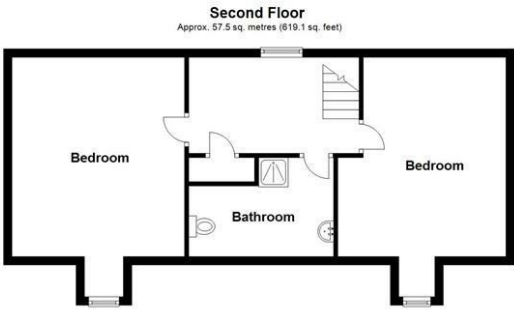
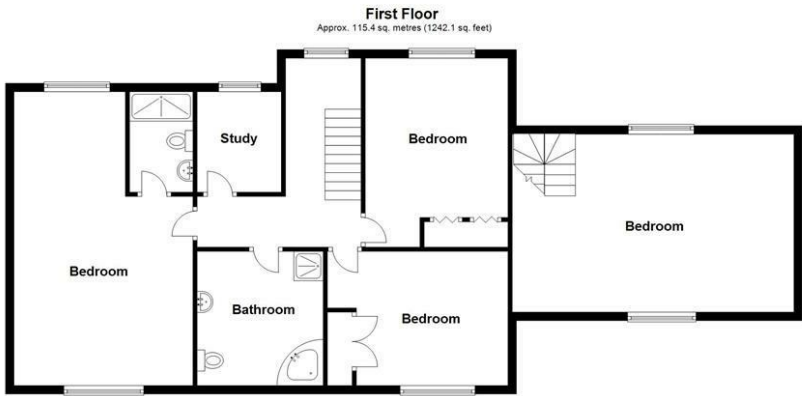
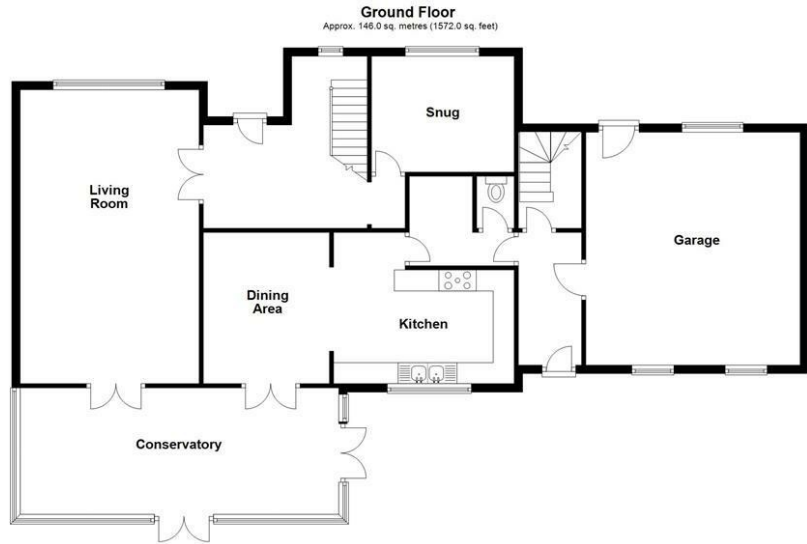
Additional Information

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.

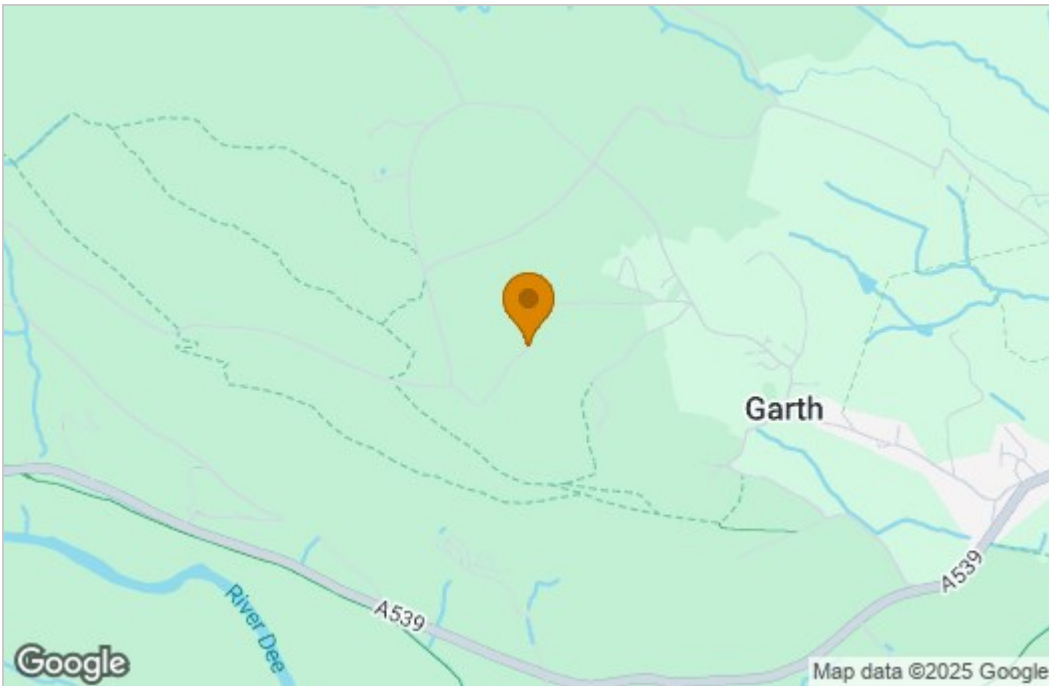
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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



Total area: approx. 318.9 sq. metres (3433.1 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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