



## Heulwen

Glyn Ceiriog, Llangollen, LL20 7DR

£875 Per Month



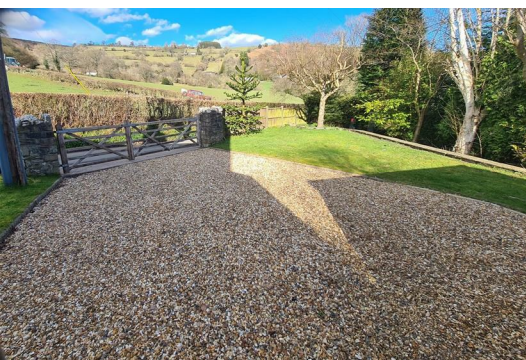
An immaculately presented country cottage situated in a picturesque semi-rural position on the fringes of the village of Glyn Ceiriog with views of the surrounding Ceiriog Valley. The property comprises a kitchen, a living room, two bedrooms, and a bathroom. Featuring good size gardens, external store/utility.

To arrange a viewing, please press 'email agent', we will send you an application form to complete.

Please note that this property is tenanted until the end of May.

**\*\* 6-MONTH INITIAL CONTRACT MAY BE EXTENDED AT THE END OF THE FIXED TERM \*\***

Council Tax Band - D  
EPC - D





Living Room 15'1" x 9'2" (4.61m x 2.8m)

Log burner set on a slate hearth with brick surround, parquet flooring, television/telephone points, radiator and glazed French doors leading to paved patio area.

Kitchen/Breakfast Room 11' 0" x 9' 11" (3.35m x 3.03m)

Range of fitted base and eye level wall units with worktops over the inset ceramic 1.5 bowl ink/drainers with mixer tap. Integrated double oven with four ring hob and extractor hood over. Pringle tiles walls, part wood panelling, tiled flooring, radiator, and staircase to first floor landing.

Rear Entrance

Partly glazed uPVC door to driveway, tiled flooring & combi oil fired boiler.

Shower Room

Corner shower cubical with mixer shower, pedestal wash hand basin and low-level flush WC, granite flooring, partly tiled walls, extractor fan and heated towel rail.

Bedroom One 11'0" x 10'4" (3.36m x 3.16m)

Bedroom Two 11' 0" x 10' 4" (3.36m x 3.16m)

Storeroom/Utility

Space and plumbing for washing machine, Belfast sink with water facilities, & small storage area in the eaves, separate door provides access to WC with low level flush WC and light facility laid on.

Gardens

The gardens to the property are good sized and a notable feature. Spacious lawns are bordered by well-kept hedgerows and well stocked flowering beds, a large, gravelled driveway provides ample off-road parking while a paved pathway leads around to a private seating area which links the property with its gardens.

Location

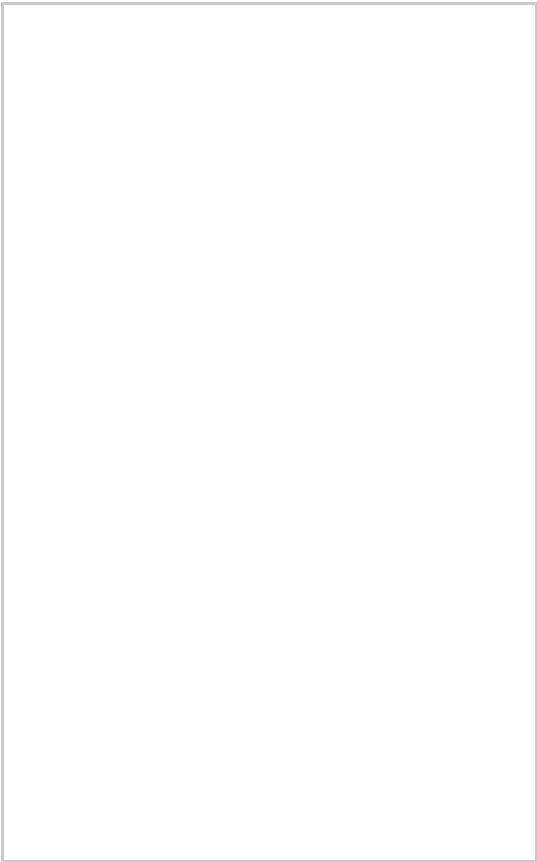
The Valley itself has a host of local amenities, including various Shops, Public Houses, and an excellent Primary school. School. The village is also well located for access to the historic sites of Llangollen and Chirk, as well as the A5/A483, which provides direct access to the larger towns of Oswestry, Wrexham, Shrewsbury, and the City of Chester.

A nearby train station can be found at Chirk.

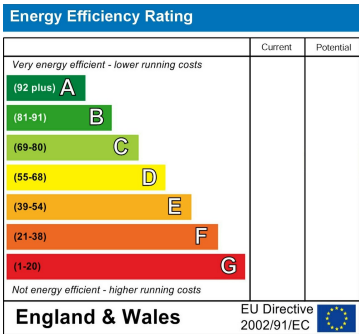
Area Map



Floor Plans



Energy Efficiency Graph



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.