

Town & Country

Estate & Letting Agents



Tynycelyn , Cefn Canol, SY10 7JG

£680,000

This charming detached home offers a perfect blend of rural tranquillity and country charm. The property boasts four spacious bedrooms, making it an ideal family home or a serene retreat for those seeking a peaceful lifestyle. As you step inside, you will be greeted by a warm and inviting atmosphere, enhanced by the abundance of natural light that floods the living spaces. The heart of the home features a delightful garden room, where you can relax and enjoy the stunning views of the surrounding countryside. This space is perfect for entertaining guests or simply unwinding after a long day, as it seamlessly connects the indoors with the beauty of nature outside.

The property sits in a plot of around 2 acres and offers a unique opportunity to immerse yourself in the local wildlife and natural beauty. Whether you are an avid birdwatcher or simply enjoy the sights and sounds of nature, this home provides a perfect backdrop for a peaceful lifestyle. Don't miss the chance to make this stunning house your new home.

Directions

From Oswestry take the B4580 to Llansilin continue over the Racecourse following the road through Llawnt. On entering Rhydygroesau proceed before turning right signposted Cefn Canol and Llanarmon D.C. Continue into Cefn Canol and up the hill, continue for around another mile where the sign to Tynycelyn will be found on the left. Turn up this lane where the property will be found on the left hand side.

Accommodation Comprises:

Hallway



The spacious hallway has a part tiled door to the side, tiled floor, doors leading to all of the ground floor rooms. There is access to an understairs storage area and stairs to the first floor.

Cloakroom 4'5" x 6'11" (1.35 x 2.12m)

With a window to the side, W/C, wash hand basin, coat hooks, a tiled floor and a radiator.

Lounge 27'0" x 13'10" (8.25 x 4.22m)



The generous lounge has a window and double French doors to the front overlooking the garden, a stone fireplace with a wooden beam over and a log burner inset, coved ceiling to one half of the room and exposed beams beyond, oak flooring, wall lights and two radiators.

Lounge Additional Photograph



Kitchen 18'10" x 9'6" (5.75 x 2.90m)



The tiled floor continues from the hallway, the kitchen is fitted with a range of shaker style base and wall units with oak worktops over, plate rack, Rangemaster stove with Rangemaster extractor fan over, Original fireplace with log burning stove inset, integral fridge freezer, double Belfast sink with mixer tap over, radiator, two windows to the front with deep windowsills, door through to the inner porch which leads to the Utility/storage area.

Kitchen Additional Photograph



Kitchen Additional Photograph



Decked Area



Garden Room 11'7" x 18'10" (3.55 x 5.75m)



The tiled floor continues from the hallway into this fantastic room which truly feels like the heart of this home. With all around windows offering views over the gardens, land and surrounding countryside this is a great place to sit. With two radiators, spotlighting and plenty of space for a dining table and chairs or an office desk (or both) this is a very versatile room suitable for any number of uses. Doors lead out to a decked area, perfect for sitting out on warmer evenings.

Garden Room Additional Photograph



Inner Hall

Leading off from the kitchen the inner hall links to the utility/storage room. It has a tiled floor, a window to the side and coat hooks.

Utility/Storage Area 16'2" x 16'2" (4.95 x 4.95m)

With a door to the side and a door to the storage room. The garage has a window to the side, plumbing and space for a washing machine and tumble drier, Worcester oil fired central heating boiler, steps to the eaves storage room which has a window and generous head space.

Storage Room

Accessed from either outside or from the garage this room provides a useful space for the storage of garden tools and equipment.

Landing

The landing has a windows to the rear and to the front letting in plenty of light, doors lead to the bedrooms and the bathroom.

Bedroom One 18'10" x 11'7" (5.75 x 3.55m)



A stunning bedroom with windows to the front and to the side offering the most beautiful views of the surrounding countryside, two Velux windows, a vaulted ceiling with exposed timbers and beams, oak floor, wall lights, spotlights and a radiator.

Bedroom Two 12'11" x 10'8" (3.95 x 3.27m)



With dual aspect windows to the front and to the side, this generous double room again offers fantastic rural views. with a radiator, built in cupboard housing the hot water tank and access to the roof space via a loft hatch. A door leads to the ensuite shower room.

Ensuite Shower Room 5'9" x 7'3" (1.76 x 2.21m)



With a W/C, wash hand basin, shower cubicle with aqua panelled walls, shaver light, part tiled walls, vinyl flooring, velux window, and a heated towel rail.

Bedroom Three 9'3" x 9'9" (2.82 x 2.99m)



Currently used as a study but a good sized double room, with a window to the rear, built in storage cupboard with rails and shelving, laminate flooring and a radiator.

Bedroom Four 15'7" x 13'1" (4.75 x 4.00m)



Another double room with a window to the front taking in the views, radiator, wall lighting and built in storage cupboard with shelving,

Bathroom 9'1" x 7'0" (2.77 x 2.15m)



The family bathroom has a P shaped bath with shower over and a glazed shower screen, heated towel rail, vinyl flooring, W/C, window to the rear, wash and basin, shaver mirror, extractor fan and spotlighting.

Driveway and Parking



Approached from the lane, the property has a graveled parking area for at least four vehicles.

Large Shed and Wood Store



To the top of the parking area, there is a large wooden shed/outbuilding providing plenty of storage along with a covered wood store.

Gardens



From the parking area, a gate leads to the property. With a paved pathway to the entrance and around to the front of the property. Steps lead to an enclosed large lawned area. There is a generous patio area perfect for entertaining and alfresco dining. There are borders planted with mature shrubs.

The Garden Additional Photograph



Summerhouse 16'4" x 8'10" (5.00 x 2.70m)



The summerhouse is situated in a perfect position to fully appreciate the stunning valley views. With power and lighting, it provides a quiet place to sit and enjoy the surroundings. It has the benefit of power and lighting and would also make a great studio space or home office. Double doors open onto a decked area.

Summerhouse Additional Photograph



Summerhouse Additional Photograph



The Land

The land all sits to the front and side of the property and has been well fenced and separated into defined areas. There are three man made ponds which have natural areas around them which

encourages plenty of wildlife to visit. There is a paddock which can be accessed from the lawned garden via a pedestrian gate or from the lane via a 5 bar gate. Sitting to the top of the paddock is a summerhouse and deck. To the side of the summerhouse there are a number of raised vegetable beds.

The Ponds



The Land Additional Photograph



The Land Additional Photograph



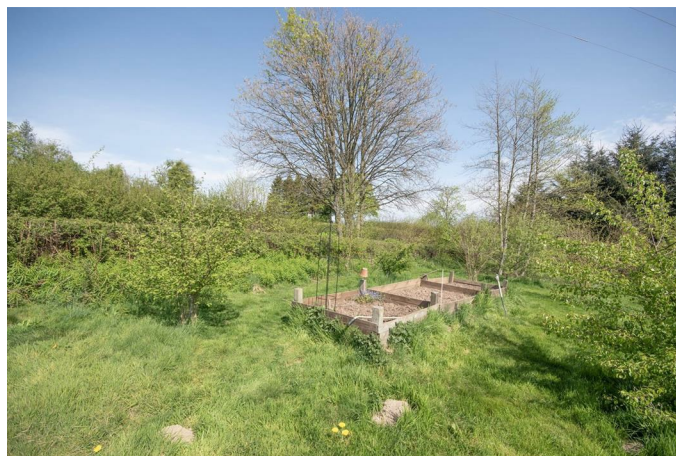
An Aerial Photograph



Beautiful Scenic Views



Vegetable Garden



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.

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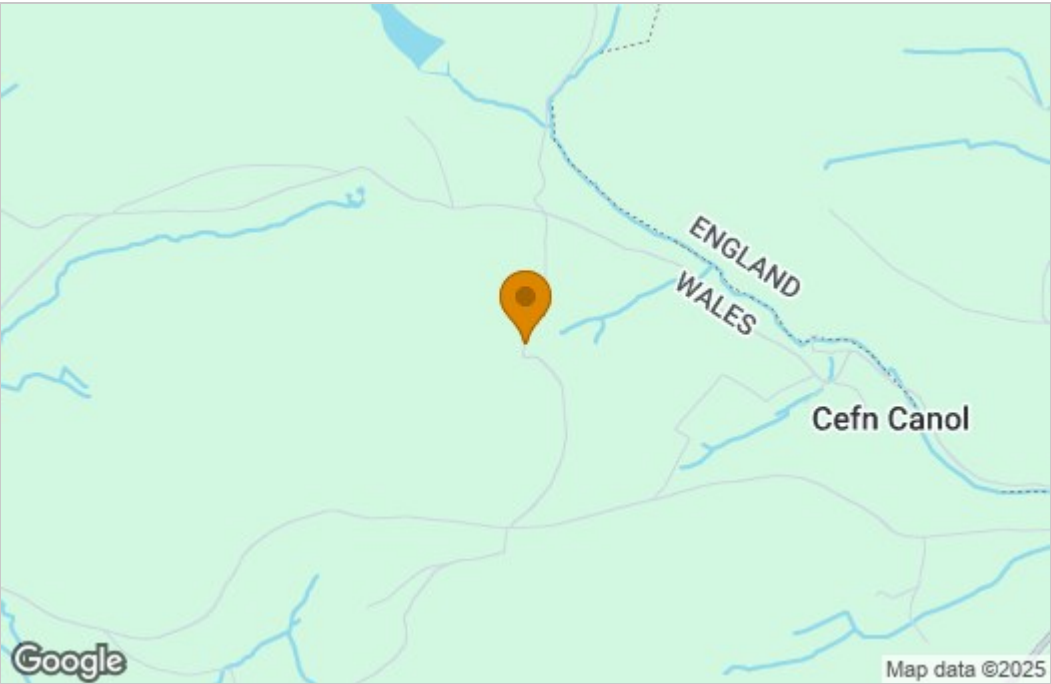
Additional Information

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.

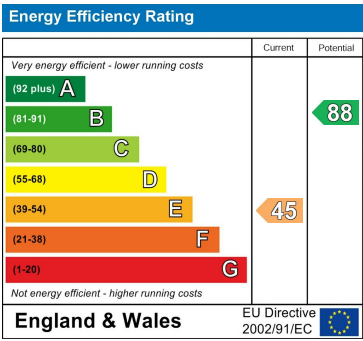
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Floor Plan

Area Map



Energy Efficiency Graph



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