

# Town & Country

Estate & Letting Agents



**The Mount , Glyn Ceiriog, LL20 7HW**

**Offers In The Region Of £450,000**

Nestled in the picturesque village of Glyn Ceiriog, Llangollen, this charming detached cottage offers a delightful blend of character and modern living.

With four spacious bedrooms and two well-appointed bathrooms, this home is perfect for families seeking comfort and style in a tranquil setting.

As you enter, you are welcomed by two inviting reception rooms, ideal for both relaxation and entertaining. The heart of the home is undoubtedly the large family kitchen, which provides ample space for cooking and gathering, making it a wonderful place for family meals and social occasions.

The property boasts stunning far-reaching views, allowing you to appreciate the natural beauty of the surrounding countryside. The large landscaped gardens, extending to approximately three quarters of an acre, offer a serene outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air. Parking for 3/4 vehicles, making it convenient for family gatherings or entertaining guests. This well-maintained country cottage is not only a home but a lifestyle choice, set in a sought-after location that combines rural charm with accessibility to local amenities.

In summary, this spacious and characterful cottage in Glyn Ceiriog is a rare find, offering a perfect retreat for those looking to embrace the beauty of country living while enjoying modern comforts. Don't miss the opportunity to make this enchanting property your new home.

### Directions

From Oswestry join the A5 travelling towards Wrexham. Upon reaching the Gledrid roundabout take the second exit towards Chirk and follow the road up the hill into the village. Turn immediately left onto the B4580 Castle Road towards Glyn Ceiriog. Continue on this road for approximately 6 miles until reaching the village of Glyn Ceiriog. Proceed along and take the first turning on the right by the school onto New Road. Follow this lane along bearing to the right at the small bridge. Follow the lane along and take the first left and follow the lane up where the property will be found on the right hand side set up from the road.

### Location



### Views From The House



### Hall

The hallway has a quarry tiled floor with decorative insets, along with a part glazed door to the front, an understairs cupboard and stairs leading to the first floor. Doors lead to the lounge, dining room, laundry room and the kitchen.

### Lounge 12'10" x 12'9" (3.92m x 3.90m)



The bright lounge has a square bay window to the front with stunning far reaching views over the Ceiriog Valley and the hills beyond, oak flooring, a beamed ceiling, a radiator, an open fireplace with tiled heath and an arched display cabinet with beautiful glazed doors.

### Dining Room 10'2" x 11'3" (3.10m x 3.44m)



The dining room also has a square bay window to the front with fantastic views, a radiator and a shelved archway.

### Laundry and Boot Room 10'7" x 6'11" (3.24m x 2.13m)

A very versatile space having a window to the rear, a radiator, quarry tiled floor, Worcester oil fired boiler, fitted storage cupboards and a beamed ceiling.

### Utility Area 8'5" x 8'2" (2.58m x 2.51m)

The utility area has a window to rear, a tiled floor, fitted base units with work surfaces over, stainless steel sink with a mixer tap, plumbing for a washing machine and space for appliances. The utility area opens out onto the kitchen and the lobby.

### Lobby

The lobby has a door leading to the cloakroom and opens up into the kitchen and utility area.

### Cloak Room

The cloakroom has a window to the front, W/C, a wash hand basin, tiled floor and a radiator.

### Kitchen/Dining Room 17'8" x 12'11" (5.39m x 3.95m)



The impressive kitchen/ breakfast room is the real heart of this lovely home and has two windows to the front with superb views across the valley and beyond, a window to the side, a good range of fitted base and wall units with work surfaces over, Bosch electric oven, ceramic hob with an integrated extractor fan and oak mantle over, stainless steel sink with mixer tap, under unit lighting, integral dishwasher, tiled flooring, spotlighting and a radiator.

### Additional Photo



### Landing

The landing has a window to the rear, a built in linen cupboard off, large walk in linen cupboard with store, radiator, and doors leading to the bedrooms and the bathroom.

### Bedroom One 18'0" x 12'11" (5.51m x 3.96m)



A good sized double room having two windows to the front with fantastic rural views, radiator and a window to the side.

### Bedroom Two 20'5" x 9'7" (6.24m x 2.94m)



Having a window to the front with superb views, picture rail and a window to the side and a cast iron fireplace. The room is large enough that it could be split into two bedrooms if desired.

### Bedroom Three 9'8" x 7'8" (2.97m x 2.36m)



Having a window to the front with superb views and a radiator.

### Bedroom Four 8'1" x 11'3" (2.47m x 3.43m)



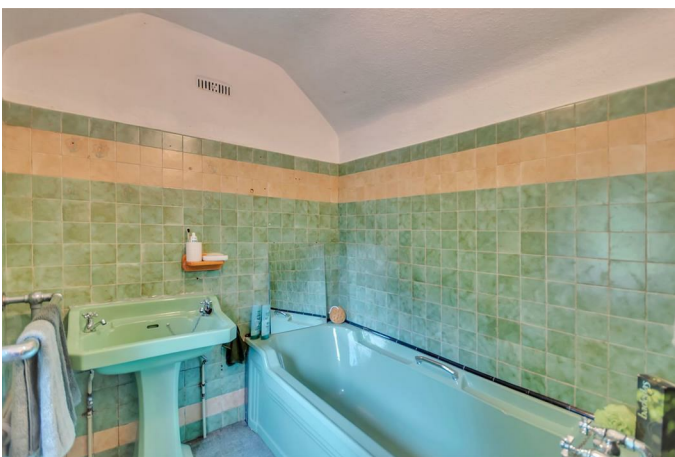
Having a window to the front with great views, a radiator and a built in wardrobe.

### Shower Room 4'6" x 8'0" (1.38m x 2.45m)



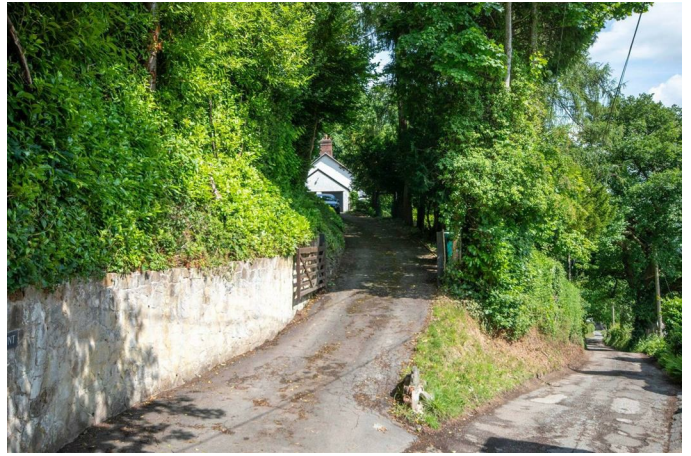
The modern shower room is fitted with a shower cubicle with a Triton electric shower over, heated towel rail, low level W/C, wash hand basin, radiator, tiled flooring, spotlights and an extractor fan.

### Bathroom 5'7" x 9'11" (1.71m x 3.04m)



The family bathroom has two windows to the side, low level W/C, radiator, panel bath with mixer taps over, wash hand basin, part tiled walls, heated towel rail and two radiators.

### To The Outside



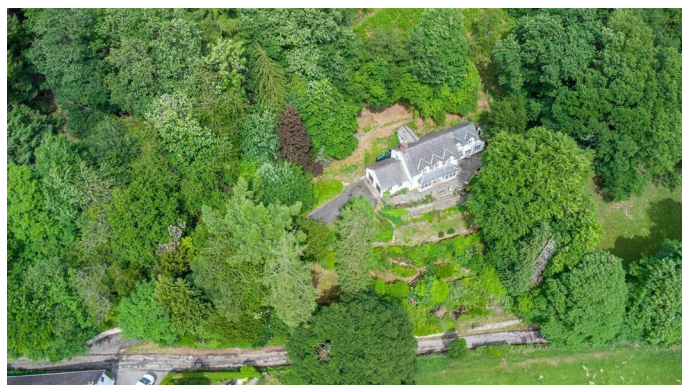
The property is approached from the lane up a long private driveway leading up to the house. There is parking and turning for several vehicles.

### Double Garage 18'5" x 16'11" (5.62m x 5.16m)



The double garage has two windows to the side, two electric roller style doors, power and lighting and eaves storage.

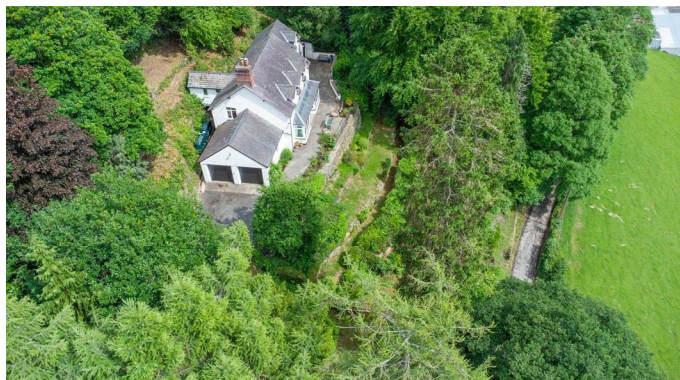
### Gardens



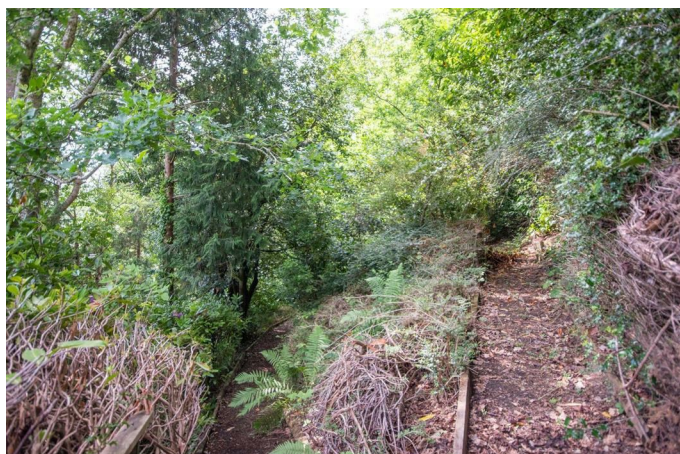
The good sized garden is another great feature of this property and is mainly terraced with a large patio running across the front of the property taking in the stunning views over the Ceiriog Valley. The gardens are lawned and shrubbed with various pathways leading through the garden to seating areas taking in the views. The garden extends to

approximately three quarters of an acre in total and also has the advantage of a separate garage located up the road. To the far end of the garden there is a workshop and a separate log store providing good storage.

#### **Additional Photo**



#### **Additional Photo**



#### **Additional Photo**



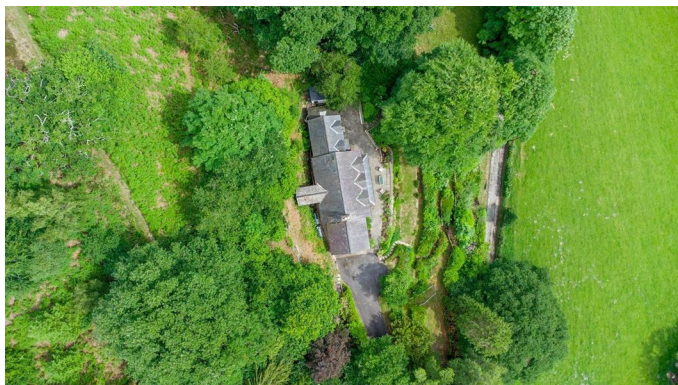
#### **Views**



#### **Additional Photo**



#### **Aerial View**



#### **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 E.

#### **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**

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](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

### **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.

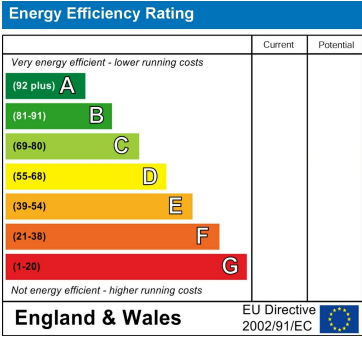
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA  
Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk