

# Town & Country

Estate & Letting Agents



## Dolydd Cottage Dolydd Lane, Cefn Mawr, LL14 3NF

### Offers In The Region Of £475,000

Nestled in a private, tucked away position of Cefn Mawr, Dolydd Cottage presents a delightful opportunity to acquire a spacious detached country cottage with fantastic gardens. This inviting property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking a peaceful retreat. Upon entering, you will find three generous reception rooms that offer a warm and welcoming atmosphere, perfect for both relaxation and entertaining guests. The cottage is complemented by a well-appointed bathroom and kitchen, ensuring comfort and convenience for all residents. Surrounding the property are beautifully maintained gardens, providing a serene outdoor space to enjoy the natural beauty of the countryside with a babbling brook running along the border. Additionally, the presence of three outbuildings offers versatile options for storage, hobbies, or even potential conversion, subject to the necessary permissions. Ample off-road parking is also available, making this property not only practical but also a rare find in such a picturesque setting. With its blend of character and modern living, this cottage off Dolydd Lane is a splendid choice for those looking to embrace a tranquil lifestyle while remaining connected to the local community. Do not miss the chance to make this charming cottage your new home.



### Directions

From our Oswestry office proceed out of the town on the Gobowen road. At the roundabout take the first left towards Wrexham. Proceed along to the next roundabout and take the third turning toward Wrexham. Follow this road along taking the second exit off the next roundabout towards Wrexham. Continue along for approximately 1 mile before turning off towards Llangollen. At the next roundabout take the first left towards Llangollen and at the next roundabout take the second exit towards Newbridge. Follow the road along passing through the village before turning right onto Cae Gwilym Lane. Follow the road along and turn left onto Dolydd Road. Take the first right and follow the driveway down to the property. Our for sale board will be found at the top of the drive.

### Location

The property is set in a private position yet is within easy reach of every day amenities such as schools, public transport, public houses and good road links. It is also just a short distance from the famous Aqueduct and UNESCO World Heritage Site and Ty Mawr country park that hosts various events throughout the year and is a great place for families and for walking. Llangollen is just a few minutes away by car as well as the coast roads leading to the North Wales coast. The road links also connect the home to Wrexham, Chester and Shrewsbury along with many airports and train stations.

### Porch

The porch entrance has a part glazed door leading into the property and a quarry tiled decorative floor.

### Living Room 15'1" x 13'1" (4.60m x 4.01m )



A lovely, welcoming reception room having pine flooring, a window to the front overlooking the gardens, painted exposed ceiling beams, and a striking focal stone fireplace with a raised slate hearth and an inset wood-burning stove, stairs leading to the first floor, radiator and doors leading to the . The room opens directly to the kitchen and the dining room.

### Dining Room 14'11" x 11'8" (4.55m x 3.56m )



Another good sized reception room having a window to the front overlooking the gardens, focal fireplace with a brick arch surround, pine flooring, a radiator and a door leading through to the sitting room.

### Sitting Room 15'10" x 14'11" (4.85m x 4.55m )



A generous yet cozy family room having exposed ceiling beams and a large inglenook fireplace with a stone surround, an old oak beam mantel and slate hearth. With a radiator and a bay window to the front and French doors that lead out to the front of the property letting in lots of natural light.

**Kitchen/Breakfast Room 15'1" x 13'1" (4.60m x 4.01m )**



The Kitchen is fitted with wall and base units with solid wood worktops and a matching dressing with glazed double display cabinet and internal lighting, a stainless steel sink with mixer tap, tiled flooring, a freestanding Zanussi electric cooker with stainless steel extractor fan, integrated shelving and inset lighting. There is plumbing for a dishwasher, a radiator, a window to the front overlooking the garden and a window to the side.

**Utility Room 8'2" x 6'7" (2.49m x 2.01m )**

The utility is fitted with a range of base units with modern work surfaces over, space and plumbing for a washing machine and fridge/freezer, built in cloaks cupboard, tiled floor and a stable-style rear door.

**Cloakroom**

The cloakroom has a low level w/c and corner wash hand basin, a small window to the front and tiled flooring.

**To The First Floor**

Stairs from the ground floor lead to the first floor landing with doors leading to all the rooms.

**Bedroom One 15'1" x 15'1" (4.60m x 4.60m )**



A good sized double bedroom having a window to the front overlooking the gardens, a window to the

rear, radiator and access to the loft. A door leads through to the dressing area.

**Ensuite Dressing Room**

A very versatile space ideal for a number of uses having a triple wardrobe, a window to the side, dressing space and lots of additional storage. A door leads through to the en suite.

**Ensuite Bathroom**



The ensuite bathroom has part panelled walls and a panelled bath, a wash hand basin, low level w/c, wall lighting and a window to the front.

**Bedroom Two 12'2" x 9'8" (3.71m x 2.95m )**



The second good sized double bedroom has fitted storage cupboards, a radiator and a window to the front overlooking the garden.



### Bedroom Three 9'10" x 8'2" (3.00m x 2.49m )



The third bedroom has a radiator and a window to the front overlooking the garden.

### Shower Room

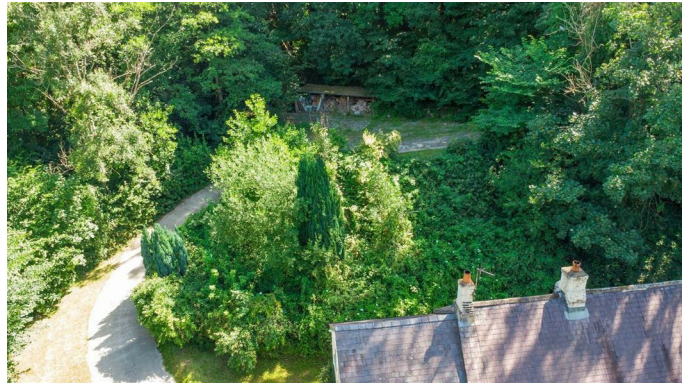


The shower room has part panelled walls, an aqua panelled shower cubicle with an electric shower, a low level w/c, a wash hand basin and a fitted wall mounted cupboard and vanity mirror.

### To The Outside

The property is located in a truly tucked away position with a driveway that leads down through the woods to the property giving a real feel of seclusion and privacy. There is log storage and parking areas along the lane with plenty of parking and turning area at the bottom for a number of vehicles. The extensive grounds extend in total to around three acres with a large lawned area lying to the front of the home. Another fantastic feature of this property is the brook which runs along the boundary of the property adding to its serene location and the sound of running water in the distance. The garden also features various established plants and shrubs along with an ornamental pond and a selection of planted flower beds and bushes. A metal-framed greenhouse, vegetable and fruit patches and two sheds provide everything for a keen gardener to really enjoy. Across from the brook is a further plot of land that is planted and laid to woodland.

### Driveway To The Property



### Gardens



### Additional Photo



### Outbuilding One 17'7" x 13'5" (5.36m x 4.11m )

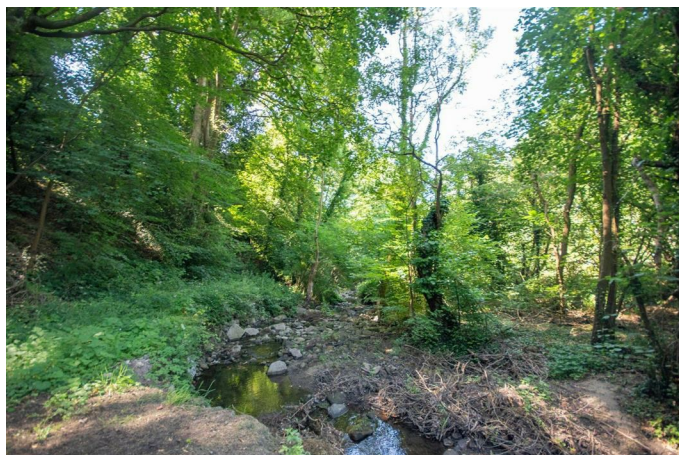
The property also benefits from three adjoining outbuildings/ workshops providing great scope for hobbies or for keen gardeners needing storage.

### Outbuilding Two 17'7" x 13'5" (5.36m x 4.11m )

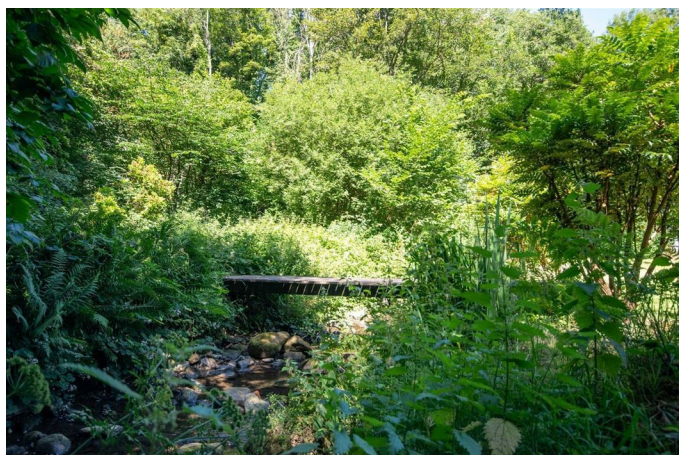
### Outbuilding Three 13'1" x 13'1" (4.01m x 4.01m )



## The Bordering Stream



## Additional Photo



## Aerial Photograph



## 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, 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

## 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.

## 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 most 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.

## Services

The agents have not tested the appliances listed in the particulars.

## 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.

## To Make an Offer

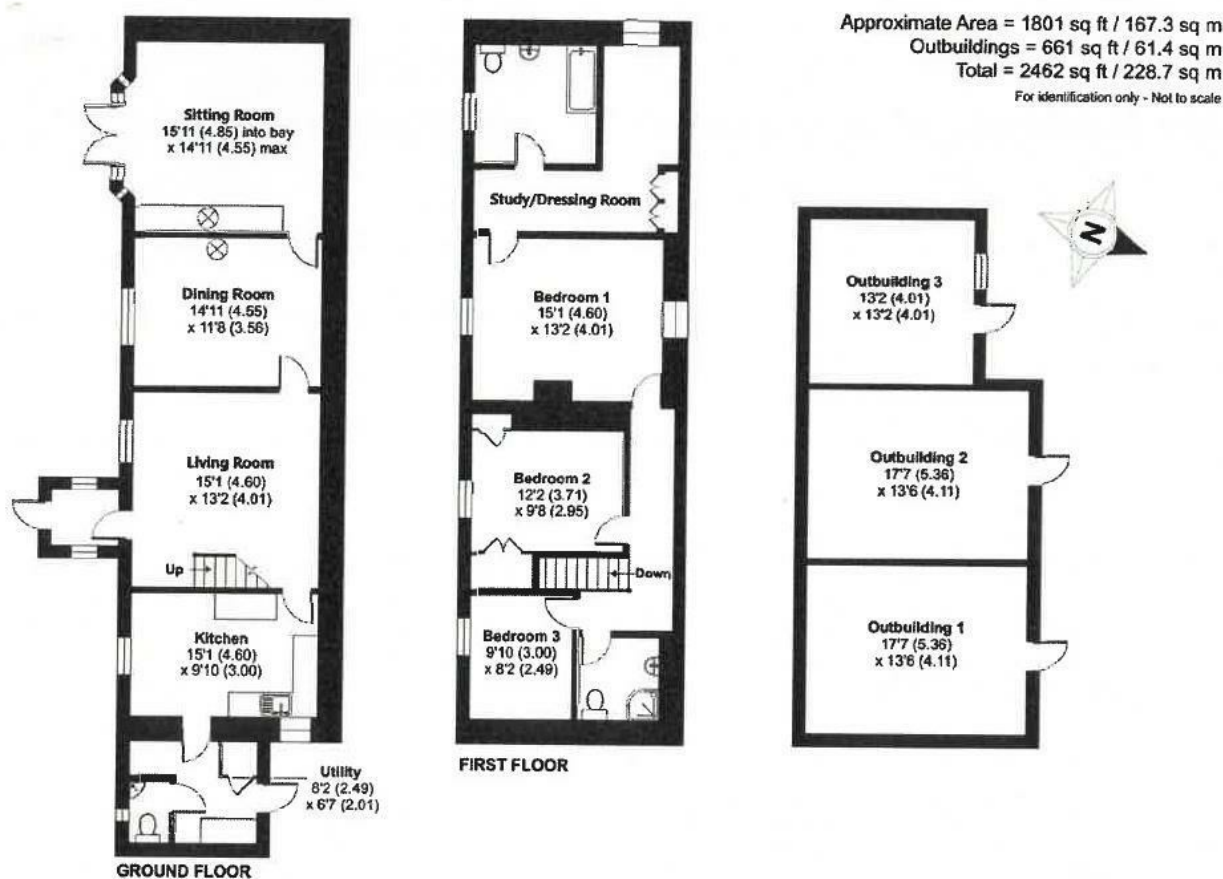
Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of

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.

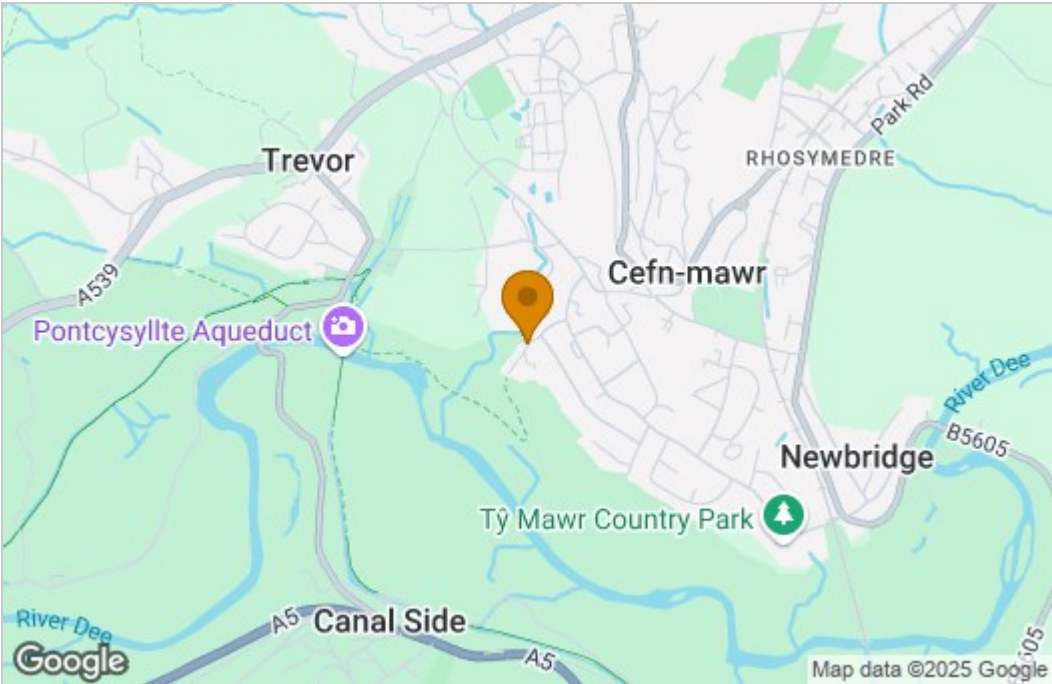
To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.



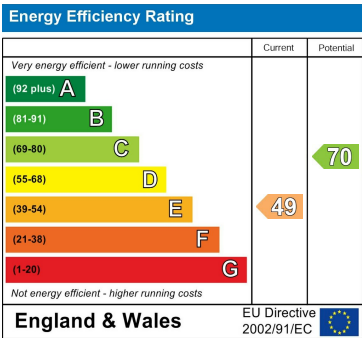
Floor Plan



Area Map



Energy Efficiency Graph



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