

# Town & Country

Estate & Letting Agents



**Tan Y Bryn High Street, Glyn Ceiriog, LL20 7EH**

**Offers In The Region Of £159,995**

WITH NO CHAIN!! Town and Country Oswestry are pleased to offer to the market this SPACIOUS THREE BEDROOM SEMI-DETACHED FAMILY HOME. Located in Glyn Ceiriog in the heart of the picturesque Ceiriog Valley. The property has recently undergone a full scheme of updating to include a new kitchen and bathroom and the installation of solar panels, an air source heat pump and fully insulated walls. There are two useful outhouses adjoining the property which could be used as an extension to the property subject to planning permission. Viewing is recommended to see the potential this property has to offer.

## Directions

From Oswestry join the A5 travelling towards Wrexham. Upon reaching the Gledrid roundabout take the second exit towards Chirk. Proceed up the hill into Chirk and turn left opposite the church onto the B4500 Castle Road, towards Glyn Ceiriog. Continue on this road for approximately 6 miles, passing through the villages of Pontfadog and Dolywern, until reaching Glyn Ceiriog. Upon entering the village proceed to the roundabout and turn right onto High Street. Proceed up High Street where the property will be seen on the left hand side, identified by our For Sale board.

## Porch

A covered porch area which leads to the front door.

## Lounge 12'4" x 10'11" (3.76m x 3.35m)



Having a door to the front, a window to the front, a radiator, an archway to the dining room and a door leading to the stairs.

## Dining Room 9'8" x 12'2" (2.96m x 3.73m)



Having a window to the side, a stone fireplace with a flagged hearth, Eco Boiler Stove, a window to the rear, radiator and a glazed door to the kitchen/breakfast area.

## Breakfast Area 10'8" x 7'8" (3.26m x 2.35m)



With tiled flooring, a window to the side, an original Coventry Dale inset fire and an old cast iron oven with a mantle over, under stairs storage, beamed ceiling, a window to the side, a door to the side, plumbing for a washing machine and an archway leading in to the kitchen.

## Additional Photograph



**Kitchen 7'7" x 6'10" (2.32m x 2.10m)**



Having recently fitted base and wall fitted kitchen units with work surfaces over, tiled flooring, part tiled walls, single stainless steel drainer sink with a window over, cooker point and plumbing and space for appliances.

**Landing**

With a spindle banister, a built-in cupboard, a radiator and a loft hatch.

**Bedroom One 12'5" x 11'3" (3.81m x 3.45m)**



With a window to the front and a radiator.

**Bedroom Two 7'1" x 12'2" (2.18m x 3.72m)**



With a window to the rear, radiator and a cupboard with water tanks.

**Bedroom Three 7'7" x 9'1" (2.33m x 2.79m)**

With a window to the side, an original cast iron fireplace and a radiator.

**Shower Room**



Recently refitted and having a window to the side, WC, wash hand basin, shower cubicle, extractor fan, Triton Shower, vinyl flooring and part tiled walls.

**To the Front of the Property**

The front of the property has a small walled pathway leading to the front door and around to the side. A gate leads you into the rear garden.

## Rear Garden



There are two useful outhouses and storage area adjoining the house, a garden tap, steps lead up to the gardens and garden shed.

### Agents Note

The property has a Mitsubishi air source heat pump installed and a full system of solar panels as part of the ECO40 grant initiative.

### 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 C.

### Hours of Business

Monday - Friday - 9.00 - 5.00

Saturday - 9.00 - 4.00

### Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

### To Make An Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT. If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

### Money Laundering Regulations

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include:

Passport/Photographic Driving Licence and a recent Utility Bill.

### Town and Country Services

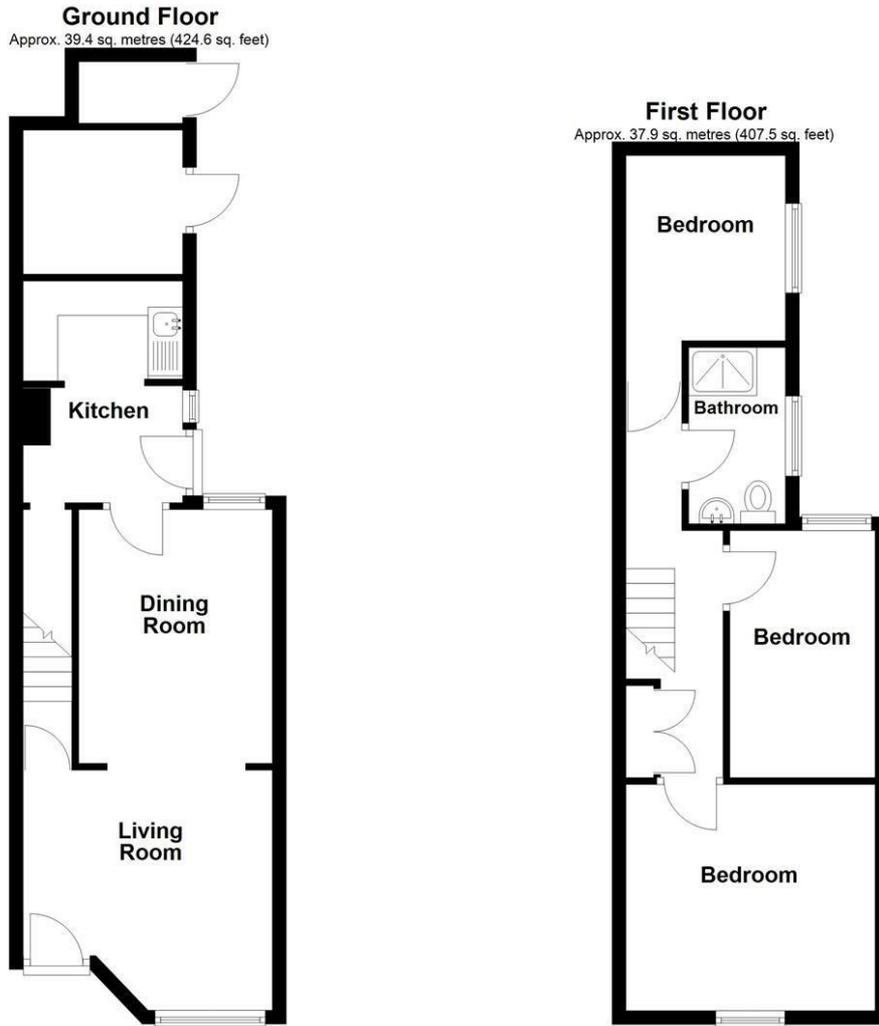
Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), Zoopla, 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 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.

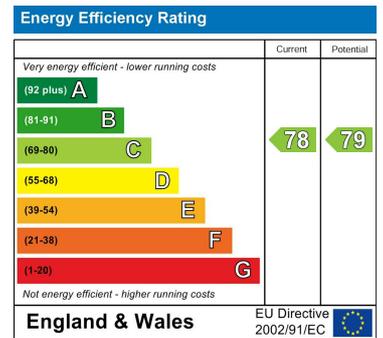
# Floor Plan



# Area Map



# Energy Efficiency Graph



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