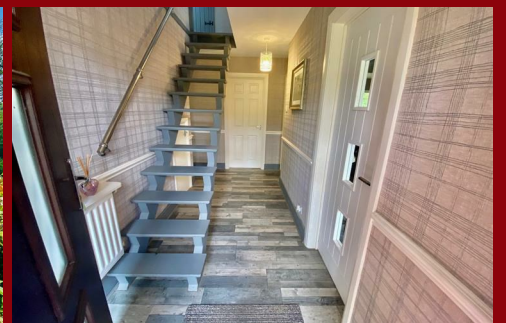


# Town & Country

Estate & Letting Agents

Dolywern, Llangollen

£350,000



A rare and exciting opportunity to purchase a two/three bedroom bungalow situated in the heart of the Ceiriog Valley set within a good sized plot. The property comprises; entrance hall, lounge, kitchen, bathroom, two bedrooms, an additional bedroom/study, with two rooms in the loft. Externally is off road parking and a garage to front, with lawned gardens surrounding the property, patio seating area and three outbuildings. Viewings are highly recommended!

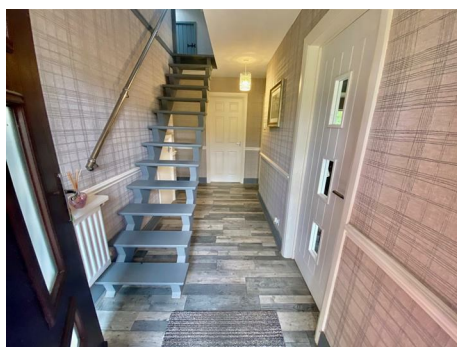
Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

**TEL: 01978 291345**



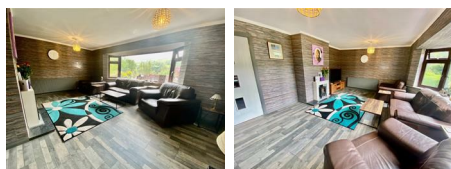
## Location

Dolywern with the River Ceiriog running through benefits from ample lovely country walks, spectacular scenery and access to many outdoor pursuits. The nearby village of Glyn Ceiriog enjoys a convenience store, small shops, hotel, public houses, primary school, church and chapel all of which go to serve the villagers day to day needs. Oswestry is a popular market town situated some 9 miles distant from the property and enjoys a good range of shopping and leisure facilities. The A5 trunk road is some 7 miles distant and gives easy access to Shrewsbury, Telford and The West Midlands and Wrexham, Chester and The Wirral.



## Entrance

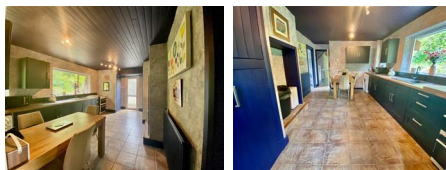
The property is entered via a UPVC double glazed door to front, opening to the entrance hall. Laminate flooring. Stairs to first floor. Storage cupboard. Internal doors to:



## Lounge

17'5 x 14'3

Featuring an electric fireplace set within a marble hearth. Timber laminate flooring. Double glazed bay window to front. Radiator.



## Kitchen

19'8 x 10'4

Installed with an array of attractive shaker style wall, base and drawer units with complimentary wood effect work surfaces. Resin single sink and drainer with mixer tap. Space and plumbing for a washing machine. Space for cooker. Housing cupboard for a fridge. Built-in cupboard housing a Worcester oil boiler. Ceramic tiled flooring. Double glazed window to rear x2. Double glazed door to side. Radiator.



## Bathroom

7'6 x 5'9

Low level W/C. Pedestal wash hand basin. Corner spa bath with thermostatic shower and protective glass screen. Fully tiled walls. Inset spotlights to ceiling. Opaque window to rear. Radiator.



## Bedroom One

12'4 x 11'10

A range of fitted wardrobes with luggage cupboards above. Double glazed window to front and side. Radiator.



## Bedroom Two

10'6 x 9'6

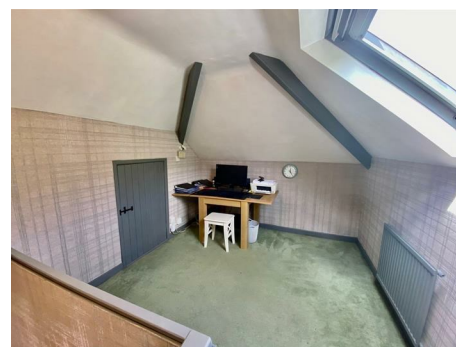
Exposed beams to ceiling. Built-in cupboard. Double glazed window to side and to rear. Radiator.



## Bedroom Three/Study

7'3 x 4'7

Built-in cupboard. Double glazed window to rear.



## Loft Room One

11'2 x 8'9

Two access doors to eave storage space. Vaulted ceiling with exposed beams. Skylight to rear. Radiator.

## Loft Room Two

11'8 x 8'6

Access to eaves storage. Countertop with inset wash hand basin. Skylight to rear. Radiator.





## Outside

Double timber gates open to off-road parking leading to a single detached garage. Steps to the front and side of the property lead past a lawned garden with well-stocked shrubbed borders. The front door sits within a storm porch with quarry tiled steps and an external light. Gate to side giving access to the rear of the bungalow, to three outbuildings and two side gardens, the first being predominantly lawn and shrubbed, and the second to a larger lawn area with a variety of established fruit trees and raised paved patio area, offering splendour views of the valley.



## Mortgage Advice (Wrexham)

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

## Hours of Business (Wrexham)

Monday to Friday - 8:30am - 5:30pm

Saturday - 9:00am - 4:00pm

## Additional Information (Wrexham)

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.

## Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

## To Make an Offer (Wrexham)

If you would like to make an offer, please contact the office and one of the team will assist you further.

## Services (Wrexham)

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

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.

