

# Town & Country

Estate & Letting Agents



**Land at Glanfrwd Terrace, Llangollen, LL20 7HL**

**Asking Price £15,000**

Nestled in the picturesque Ceiriog Valley, this remarkable parcel of land off New Road, Glyn Ceiriog, presents a unique opportunity for those seeking a tranquil country retreat. Spanning a generous area, this land boasts delightful river frontage over the river Ceiriog, offering a serene setting that is perfect for relaxation and outdoor pursuits. The stunning natural beauty of the surrounding landscape enhances the appeal of this land, making it an ideal choice for nature lovers and those who appreciate the great outdoors. With the Ceiriog Valley as your backdrop, you will find yourself surrounded by lush greenery, rolling hills, and the soothing sounds of the river. This land offers not just a place to relax and unwind from every the every day hustle and bustle, but a lifestyle enriched by the beauty of the Welsh countryside. It is a rare find that promises both tranquillity and peaceful times, making it a perfect investment for the discerning buyer. Do not miss this exceptional opportunity to create your dream retreat in one of the most beautiful locations in Wales.

## 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 along until observing Theo Davies joiners on the left hand side. Turn left here passing the small car park. Follow the lane around where the parcel of land will be found at the end of the lane along a footpath.

## Overview



Located in the heart of the Ceiriog Valley offering a fantastic opportunity to own a parcel of land ideal for a number of uses.

## Location



The land runs adjacent to the River Ceiriog that runs through the valley and eventually joins the River Dee.

## The Grounds



The grounds measure approximately 15 metres X 13 metres and currently have a shed in situ that measures 8ft x 8ft. There are lawned areas with mature planting and hedge boundaries making it a really private spot. We are informed by the owner that there was a decked area over the river that could be reinstated to create even more space for relaxing and taking in the lovely river views and tranquility. The land also lends itself to some form of cabin type accommodation (subject to planning) and/or a productive vegetable plot/ allotment.

## Additional Photo



## Additional Photo



### Additional Photo



### Additional Photo



### Additional Information

Buyers are informed that all legal costs in relation to the purchase will be covered by the purchasers. We as agents have been informed that the cottage and parcel of land are not on separate titles so will be required to be split.

### 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.

### 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 land is freehold, although purchasers must make their own enquiries via their solicitor.

### Services

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

### 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.

### Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

### 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.

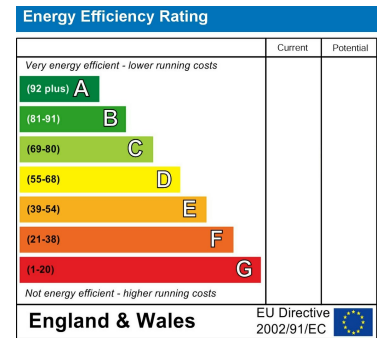
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as 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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