

# Town & Country

Estate & Letting Agents



**Cwm Eithin New Road, Glyn Ceiriog, LL20 7HF**

**Offers In The Region Of £350,000**

A beautifully presented three-bedroom bungalow offering spacious and modern living throughout, ideal for a range of buyers. Situated in the sought-after village of Glyn Ceiriog, this attractive home has been well maintained and thoughtfully updated, creating a bright and welcoming atmosphere.

The property benefits from well-proportioned accommodation, including a generous living space perfect for both relaxing and entertaining, alongside a contemporary kitchen and comfortable bedrooms. Each room is finished to a high standard, reflecting the care and attention given by the current owners. Externally, the bungalow boasts a lovely sized garden that provides an excellent outdoor space for enjoying the surroundings. The garden offers a high degree of privacy, being not overlooked, making it perfect for families, gardening enthusiasts, or those simply looking to unwind in a calm and secluded setting. This delightful home combines modern comfort with village charm, making it a fantastic opportunity for anyone seeking a move-in-ready property in a desirable location.

### 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 the property on the left.

### Accommodation Comprises

#### Porch

The porch entrance has a tiled entrance and lighting leading to the front door.

#### Hallway



The spacious, bright hallway has a part glazed door to the front with side panels, a modern vertical radiator, a loft hatch, a built in utility cupboard off to the side and parquet oak floor. Doors lead off to all the rooms.

#### Additional Photo



### Lounge 16'6" x 11'11" (5.05m x 3.64m)



The lovely bright lounge has a window to the front, a window to the side, parquet oak floor, a focal log burning stove inset on a slate hearth and spot lighting. The lounge opens out onto the kitchen making a great space for entertaining.

#### Additional Photo



#### Additional Photo



**Kitchen/Dining Room 13'8" x 10'9" (4.17m x 3.30m)**



**Additional Photo**



The modern, recently installed kitchen comprises a range of wall and base units, large pan drawers with soft close, an inset sink with mixer tap to match the granite worktops, a vertical radiator and spot lights. There is an integrated dishwasher, two eye level Smeg ovens, an eye level cooler and a integrated fridge. There is a pull out larder unit, a Smeg induction hob, an AEG chimney style extractor fan over, parquet oak floor, a window to the rear, part glazed door to the side and a part glazed door to the rear leading out to the garden.

**Additional Photo**



**Additional Photo**



**Bathroom 7'2" x 10'3" (2.20m x 3.13m )**



The beautifully appointed family bathroom has a window to the rear, a panelled bath with a central mixer tap and shower head. The room is fully tiled with a tiled floor, a wall hung wash hand basin and mixer tap on a vanity unit, a w/c with a concealed cistern and controls. There is an illuminated mirror

and cabinet, spot lighting, extractor fan and a walk in shower with mains powered shower and two shower heads.

#### **Additional Photo**



#### **Bedroom One 14'9" x 13'5" (4.51m x 4.09m)**



The first double bedroom is a great size and has a window to the front and a radiator.

#### **Bedroom Two 13'10" x 9'9" (4.24m x 2.99m)**



The second double bedroom has a radiator and a window to the rear overlooking the garden.

#### **Bedroom Three 9'5" x 10'2" (2.88m x 3.12m)**



The third bedroom has a radiator, parquet oak flooring and French doors leading to the garden room.

#### **Garden Room 13'4" x 9'0" (4.07m x 2.75m)**

The good sized garden room is bright and filled with light having windows to the side and rear, a glazed door to the rear leading to the garden, oak flooring and an insulated roof.

### To the Front



The property is approached through two wrought iron gates that lead onto the driveway. There is parking for several cars, a lawned and shrubbed area and a low brick wall boundary. A gate at the side gives access to the rear gardens.

### To the Rear



The rear garden is another great feature of this beautiful home. There is a blocked paved patio, hedge boundaries, a log store, a shed and good sized lawned gardens and shrubbed areas.

### Additional Photo



### To the Side of the Property

At the side of the property is a side passage with a door to the front and rear along with a cloak room with high level w/c. A door leads through to the garage.

### Additional Photo



### Additional Photo



### Additional Photo



### Garage 9'4" x 21'5" (2.85m x 6.53m )

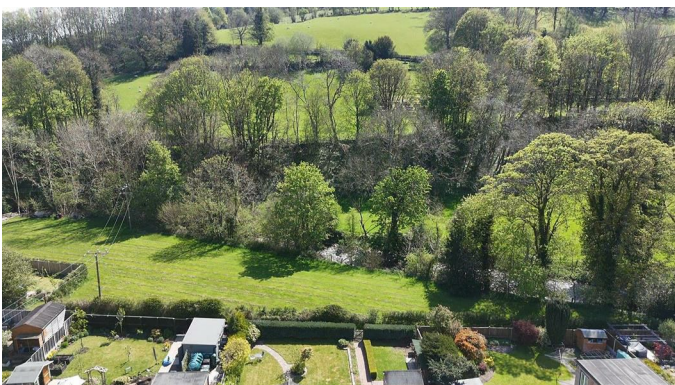


The garage has an up and over door, a window to the the rear, plumbing for a washing machine, a sink unit and has power and lighting.

### Driveway



### Views



The property enjoys an open aspect to the rear with views over the surrounding Ceiriog Valley hillside.

### 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.

### 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

### 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.

### 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.

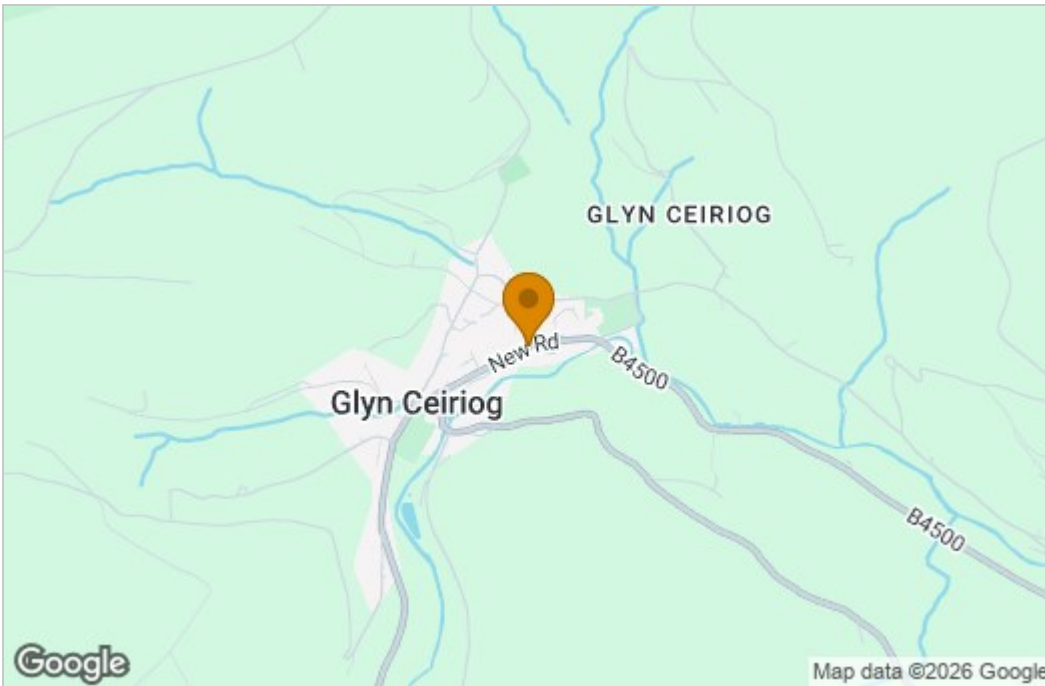
# Floor Plan

## Ground Floor

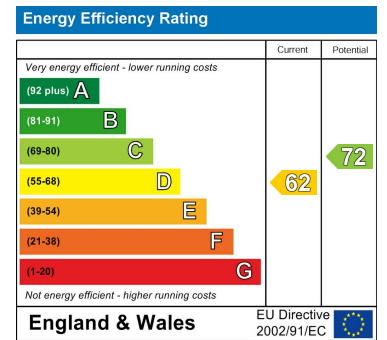
Approx. 99.2 sq. metres (1068.0 sq. feet)



# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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