Town & Country

Estate & Letting Agents









Tan Y Dentyr , Pontfadog, LL20 7AS

Offers In The Region Of £700,000

Nestled on the outskirts of the picturesque village of Pontfadog with magnificent views, this stunning detached house, built in 1896, offers a unique blend of historical charm and modern elegance. Spanning an impressive 2,121 square feet, this country residence boasts five spacious reception areas, providing ample space for both relaxation and entertaining. The property features three bedrooms, each designed to offer comfort and tranquillity. With three bathrooms and the potential to create further bedrooms by utilizing the reception spaces, the property is very versatile. The interior of the home is a testament to fantastic design and finish, showcasing immaculate presentation and top quality fixtures and fittings throughout. Every corner of this residence reflects a thoughtful approach to style and functionality, making it a perfect retreat for those seeking a serene lifestyle. Outside, the beautiful gardens and grounds enhance the property's appeal, offering a delightful space to enjoy with the benefit of adjoining woodland and the far-reaching views of the surrounding countryside over the Ceiriog Valley. This home is not just a place to live; it is a sanctuary that invites you to unwind and relax. In summary, this exceptional property in Pontfadog is a rare find, combining beautiful, well considered design with modern comforts, making it an ideal choice for discerning buyers looking for a country residence that truly stands out.

Directions

From our office on Willow Street proceed out of town before turning right onto Castle Street. Follow the road round and turn left at the junction with Beatrice Street, continuing onto Gobowen Road until reaching the bypass. Take the first exit towards Wrexham. At the next roundabout take the second exit towards Chirk. Upon entering Chirk turn immediately left onto the B4500 Ceiriog Valley road. Continue along this road until reaching the village of Pontfadog. On entering the village turn off the main road to the right just before the village shop. Proceed past the village pub and continue along bearing to the right passing the houses. Follow the lane along and proceed up the hill where the driveway will be found on the left hand side. Either turn around or reverse up the driveway to the property. The what3words for this property is dancer.cherubs.waged

Location



The property is situated in an elevated position on the outskirts of the village of Pontfadog in the heart of the Ceiriog Valley. Being elevated means that the property has fantastic views up the valley and over the surrounding hillside making it a quiet secluded place to live yet still being within easy reach of all amenities with Chirk being just a five minute drive away.

Accommodation Comprises



A Flexible Property

This property offers great flexible space. To suit their lifestyle, the current owners are using many spaces as reception rooms, however, these rooms are very versatile and further bedrooms could be created. The first floor room currently used as a Top Lounge would be ideal as either a very large master bedroom or this could be configured to provide two further bedrooms with a partition wall. This room also has a door to an en-suite bathroom.

Entrance



The glazed entrance has a tiled floor, wall light and opens onto the kitchen and the utility. A lovely place to sit and take in the garden and the views.

Utility Room 7'0" x 5'6" (2.14m x 1.68m)



The utility has a window to the front with great views, tiled floor, modern radiator, base units with oak block work surfaces over, Belfast sink with a mixer tap over, spotlights, plumbing for appliances and a door leading to the cloakroom.

Cloakroom

The cloakroom has a tiled floor, low level W/C, window to the front, spotlights and beautiful striking aqua panelled walls.

Kitchen/ Dining Room 15'0" x 22'1" (4.59m x 6.74m)



The stunning kitchen/ dining room is the real heart of the beautiful home having an extensive range of base and wall units with granite worktops and upstands over, central island unit with an oak worktop and breakfast bar, inset Belfast sink with a mixer tap over, large focal AGA range and hot plate with a glass splash back and two integrated extractor fans over, space for a fridge/ freezer, integrated dishwasher, integrated freezer, spotlighting, walk in integrated larder cupboard with shelving and great storage, windows to the front and French doors to the front letting in lots of natural light. There is also a door leading to the boiler room with a tiled floor, shelving and the Warmflo oil fired boiler. The kitchen leads onto the lounge area of the property.

Additional Photo



Additional Photo



Additional Photo



Lounge 11'7" x 17'6" (3.55m x 5.35m)



A lovely bright room having a tiled floor, bi-fold doors to the front leading out to the garden, feature stone fireplace with a slate heath, alcove shelving, oak and glass staircase off leading to the first floor, beamed ceiling, spotlights and archway opening onto the living room.

Additional Photo



Living Room 16'3" x 11'4" (4.96m x 3.46m)



Another fantastic space to entertain having bi-fold doors to the front leading onto the patio, tiled floor, modern vertical radiator, beamed ceiling and an inset log burning stove with an oak mantle over.

Additional Photo



First Floor Landing 17'6" x 11'8" (5.35m x 3.58m)



The first floor landing is a very versatile space and could be used as a home office space or hobbies area. It could also be partitioned off to create an additional bedroom if required. Having two windows to the front with fantastic views, oak style floor, vaulted ceiling, cast iron fireplace, exposed stone walling, two Velux windows and a vertical modern radiator. A door leads off to the first bedroom and an archway leads to the inner hallway area.

Additional Photo



Bedroom One 16'7" x 11'7" (5.08m x 3.54m)



A bright, spacious double bedroom having two windows to the front with far reaching views, two

Velux windows to the front and two to the rear, oak style floor, vaulted ceiling, spotlighting, cast iron fireplace and a school style radiator.

Inner Hallway

The inner hallway has a radiator, oak style flooring, lantern style roof light letting in lots of light, wall lights and linen cupboard with shelving. Doors lead to the second bedroom, top lounge and the family bathroom. There is also a built in linen cupboard and store.

Family Bathroom 6'2" x 6'0" (1.88m x 1.85m)



The beautifully appointed family bathroom is fitted with a low level W/C, free standing bath with free standing taps and shower head, wash hand basin on a vanity unit with a mixer tap over, vinyl floor, heated towel rail, spotlighting, modern aqua panelling, an illuminated mirror and a roof light.

Bedroom Two 12'9" x 10'7" (3.90m x 3.24m)



The second double bedroom has a real cozy feel and has a window to the rear, radiator, oak flooring, roof lantern and an archway leading to the dressing area. The dressing area has space for wardrobes and a door leading through to the en suite.

En suite



The lovely en suite is fitted with a low level W/C, double shower cubicle with a Bristan electric shower and modern aqua panelling, wash hand basin on a vanity unit with a mixer tap over, vinyl floor, heated towel rail, spotlighting, an illuminated mirror and a roof light.

Master Bedroom (Top Lounge) 22'2" x 15'6" (6.77m x 4.73m)



Currently used as a 1st floor reception room this large room would make a fantastic master bedroom with a door leading through to the en-suite bathroom. Having two windows to the side and a window to the front taking in the stunning views, oak floor, French doors to the rear, coved ceiling, cast iron open fireplace on a stone heath and two radiators.

Additional Photo



Shower Room 8'4" x 7'1" (2.55m x 2.16m)



Having a window to the front with amazing view, corner shower cubicle with a Triton electric shower, aqua panelling, low level W/C, vanity unit with a granite top and free standing wash hand basin and mixer tap, tile effect laminate flooring, heated towel rail, spotlight, airing cupboard off and a loft hatch.

To The Outside



The property is approached along a long gravelled gated driveway leading up to the house and the garage. The gravelled driveway provides parking and turning space for several vehicles and has a summer house and a greenhouse to the left hand side. The well stocked planted gardens extend around the property and lead to a patio and entertaining area off the kitchen providing a more sheltered spot to relax during those warmer sunny days. The patio extends around to the front where there is a covered pergola and outside lighting providing anther great space to entertain and take in the stunning views over the valley. The property also has a second flagged patio with a glass balustrade overlooking the garden located above the kitchen area. The current owners have also acquired an area of woodland to the side of the driveway that extends in total to around four acres. There is also an oil tank storage and an incinerator, as well as a reverse six filter osmosis system on the water.

Driveway



Garage and Parking



The garage is able to accommodate two vehicles by way of a hydraulic car lift enabling one car to be stored above the other. There is also a workshop space, glazed door to the side and an electric roller style door to the front.

Additional Photo



Additional Photo



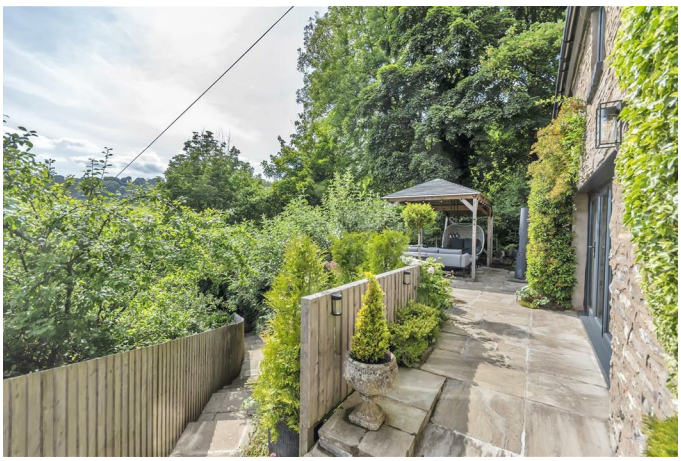
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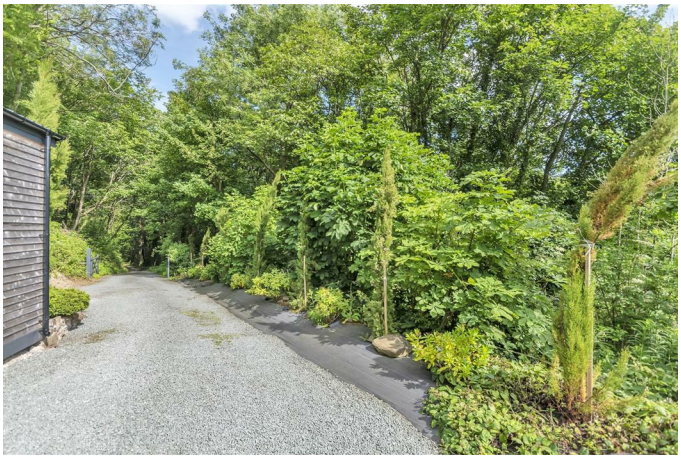
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Views From The House



Tenure/Council Tax

We understand the property is freehold/leasehold, 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 G.

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.

Money Laundering Regulatory Checks

By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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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.

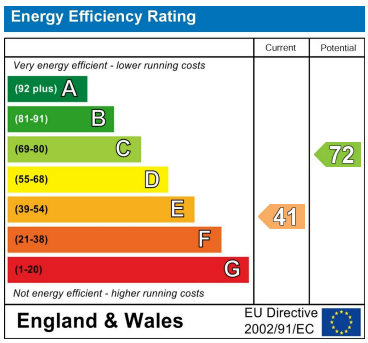
Floor Plan



Area Map



Energy Efficiency Graph



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