Town & Country

Estate & Letting Agents









Bryn Golau Quarry Road, Glyn Ceiriog, LL20 7DA

Offers In The Region Of £440,000

WITH NO ONWARD CHAIN!! Town and Country are delighted to bring to the market, on the outskirts of the picturesque village of Glyn Ceiriog, Llangollen, this beautiful, contemporary detached home on Quarry Road offering a delightful blend of comfort and modern living. With three well-proportioned bedrooms each with an en suite, this property is perfect for families or those seeking extra space. The house boasts a stunning, open plan layout set over three floors with a spacious reception room with full length glazing taking in the surrounding Ceiriog Valley scenery. The large kitchen and dining area is ideal for entertaining guests or enjoying quiet evenings with family. The layout is thoughtfully designed to create a warm and inviting atmosphere throughout. Surrounded by the stunning natural beauty of the Welsh countryside, this home offers a tranquil lifestyle while still being within easy reach of local amenities. The vibrant town of Llangollen, known for its rich history and cultural events, is just a short drive away, providing a variety of shops, restaurants, and recreational activities. Do not miss the chance to make this delightful home your own.

Directions



Take th Gobowen Road out of Oswestry (B5609) onto the A5 towards Wrexham, at the Gledrid roundabout take the second exit signposted Chirk and proceed until reaching the village. Turn left opposite the church onto Castle Road (B4500). Continue along this road passing through the villages of Pontfadog and Dolywern. On reaching Glyn Ceiriog proceed to the roundabout and turn right into Quarry Road. Carry on for about 500 yards where the property will be seen on the right hand side.

Accommodation Comprises;

Entrance Hallway



The entrance hallway has oak flooring running throughout, complemented by an oak door providing access to the rear onto the driveway. There is a radiator and further doors lead to the kitchen and bathroom.

Bathroom 13'2" x 5'5" (4.02m x 1.67m)



Two windows to the rear elevation provide natural light to this fully tiled bathroom, which is fitted with a heated towel rail and the suite comprises a wash hand basin with mixer tap, WC, extractor fan and a panelled bath with central mixer tap. In addition, there is a separate corner shower cubicle with a mains-fed shower and dual shower heads.

Utility Room 13'7" x 6'10" (4.15m x 2.1m)



Fitted with a range of base units and a tiled floor, the space includes a stainless steel sink and drainer with mixer tap over. There is space and plumbing for a washing machine and tumble dryer, along with additional appliance space for further flexibility. The room also houses a Worcester oil-fired boiler and the hot water tank, with radiator and solar controls completing the arrangement. A door provides access to the rear.

Kitchen/Dining Room 12'11" x 28'6" (3.96m x 8.69m)



Three windows to the side elevation and an additional window to the rear provide excellent natural light throughout, complemented by oak flooring and a radiator. Steps lead up to an open-plan lounge area, featuring an attractive oak and glass balustrade. The kitchen is fitted with a comprehensive range of wall and base units with granite worktops over, incorporating a 1½ bowl inset sink with mixer tap, integral Zanussi dishwasher, ceramic induction hob, and eye-level Zanussi oven with combination microwave. Further benefits include a second eye-level double oven and a breakfast bar for informal dining. The space is finished with ceiling spotlights and an extractor fan, creating a modern and highly functional cooking environment. Steps also lead down to the two ground floor bedrooms.

Additional Photo



Additional Photo



Lounge 17'3" x 21'2" (5.26m x 6.46m)



The lounge is the true focal point of this beautiful home. Oak flooring extends throughout the space, enhanced by a vaulted ceiling that creates a striking sense of height and light. A log burner sits on a slate hearth with an oak beam above and large floor-to-ceiling windows frame attractive views over the village and the surrounding countryside beyond, filling the space with natural light. Wall lighting adds further ambiance, while two radiators ensure comfort. Stairs rise to the first floor, completing this impressive and characterful living area.

Additional Photo



Additional Photo



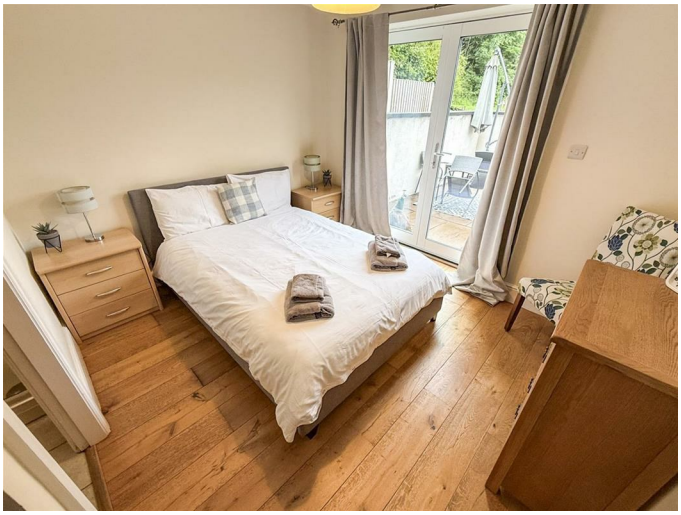
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Ground Floor Bedrooms

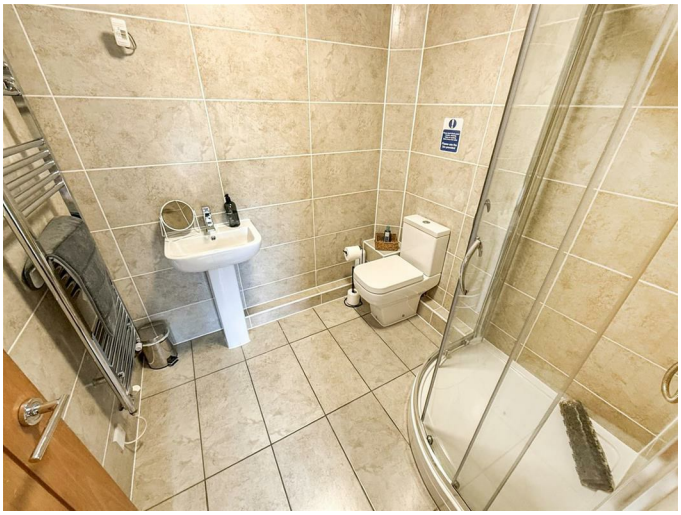
A lobby area leading from the kitchen staircase gives access to the two double bedrooms on the lower ground floor.

Bedroom One 10'3" x 10'4" (3.14m x 3.17m)



The first double bedroom has oak flooring and a radiator, with French doors opening directly out onto the garden, providing a seamless connection between indoor and outdoor living. A door leads through to the en suite.

Ensuite 6'4" x 6'9" (1.94m x 2.07m)



Fully tiled throughout, the room is fitted with a heated towel rail and a wash hand basin with mixer tap. There is a WC and a corner shower cubicle with mains-fed shower. An extractor fan provides ventilation, completing this well-appointed bathroom.

Bedroom Two 9'6" x 9'2" (2.92m x 2.81m)



The second double bedroom has oak flooring runs throughout, with French doors opening to the side, allowing plenty of natural light and easy access to the outdoors. A radiator provides comfort, and a door leads to the en-suite.

Ensuite 6'9" x 6'4" (2.07m x 1.94m)



Fully tiled throughout, the room is fitted with a heated towel rail and a wash hand basin with mixer tap. There is a WC and a corner shower cubicle with mains-fed shower. An extractor fan provides ventilation, completing this well-appointed bathroom.

Gallery Landing 14'0" x 7'10" (4.29m x 2.4m)



Stairs rise from the lounge to the spacious gallery landing area that offers a really versatile space ideal for a number of uses. A window to the side elevation provides natural light, complemented by oak flooring and a radiator. The space features a vaulted ceiling and an oak and glass balustrade overlooking the lounge below, creating a bright and airy feel. Doors lead through to the study and third bedroom.

Study 5'10" x 8'11" (1.80m x 2.73m)



Oak flooring runs throughout, with a window to the rear elevation providing natural light. The room includes a radiator, Openreach point, and wall lighting for convenience and ambiance. An oak and glass balustrade overlooks the lounge below, enhancing the sense of space and continuity within the home.

Bedroom Three 14'2" x 12'8" (4.32m x 3.87m)



A superb sized double bedroom with a window to the side elevation and a Velux window providing excellent natural light. The room benefits from built-in cupboards offering useful storage and eaves storage along with a radiator for comfort and oak flooring throughout. A door leads through to the ensuite.

Ensuite 12'6" x 6'0" (3.82m x 1.83m)



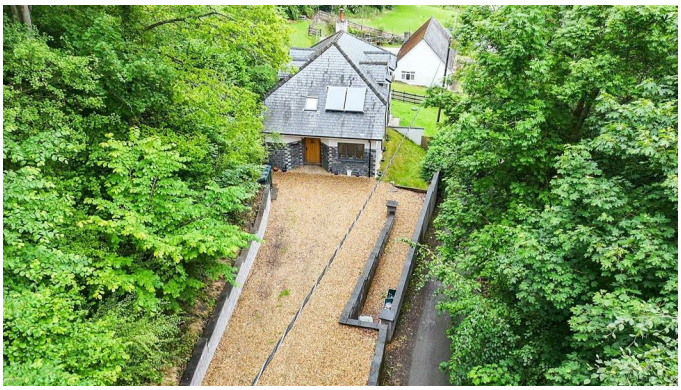
The good sized ensuite has a double walk-in shower with mains-fed shower, wash hand basin and WC. The room also features a bath with central mixer tap and is fully tiled throughout. A window to the rear elevation provides natural light and a heated towel rail.

Externally



The property is approached via a long gravelled driveway leading down to the house where there is ample off-road parking. The gardens are thoughtfully arranged with well-maintained lawned areas providing a pleasant outdoor setting, complemented by a front patio seating area which takes full advantage of the far-reaching views over the valley, creating an ideal space for relaxing or entertaining.

Driveway



Valley Views



Gardens



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 F.

Services

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

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

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, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

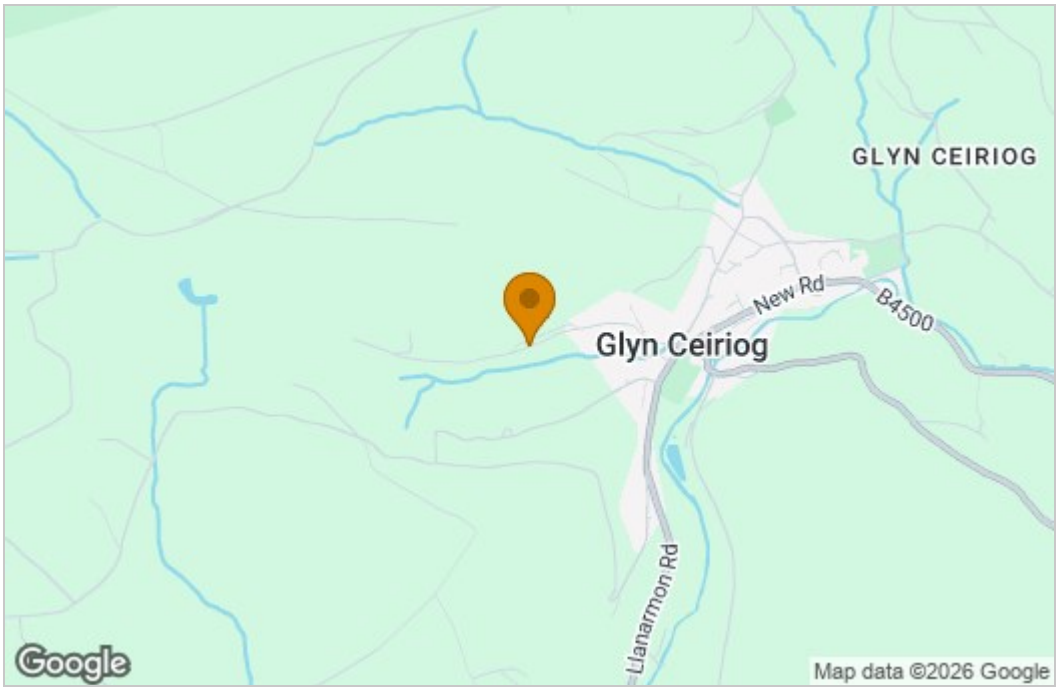
Money Laundering Regulatory Checks

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.

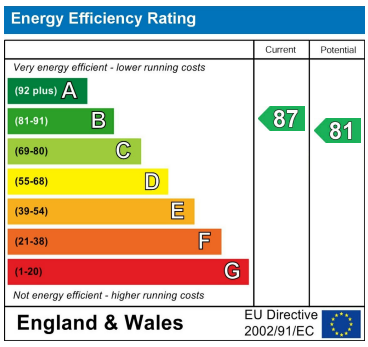
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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