Town & Country

Estate & Letting Agents









Bidston , Dolywern, LL20 7AE

Offers In The Region Of £300,000

WITH NO ONWARD CHAIN!! Occupying a delightful position in the sought-after village of Dolywern, near Pontfadog, this attractive period end terrace home offers an exceptional blend of character, space, and modern comfort.

Full of warmth and character, the accommodation boasts three generous reception rooms, providing flexible spaces for relaxing, entertaining, and family life. At the heart of the home is an open-plan kitchen and living area, creating a welcoming hub perfect for modern day-to-day living. Three well-proportioned bedrooms, one with an en-suite and a fourth smaller bedroom which would make an ideal study. A range of original features throughout the property add to its unique appeal.

Outside, the property benefits from an enclosed rear garden with off-road parking, together with delightful countryside views that enhance the village setting. Surrounded by the stunning Ceiriog Valley landscape, the village offers a wonderful balance of rural tranquillity and convenience, with local amenities close at hand and excellent opportunities for walking, cycling, and enjoying the beautiful Welsh countryside.

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 onto the B4500 towards Glyn Ceiriog. Continue along for approximately 3 miles until reaching the village of Pontfadog, Pass through the village into Dolywern where just over the bridge the property can be found on the right hand side identified by our For Sale board.

Accommodation Comprises

Hallway



Featuring attractive wood-effect tiled flooring, the entrance hall provides a warm and welcoming first impression. Stairs rise to the first-floor bedrooms, while a useful understairs storage cupboard offers practical space. A door to the rear provides direct access to the garden, seamlessly connecting the home with its outdoor surroundings.

Lounge 11'10" x 11'11" (3.62m x 3.65m)



A cosy and characterful reception room centred around an attractive brick fireplace with an inset multi-fuel burner set on a tiled hearth, creating a wonderful focal point. The room is finished with carpeted flooring and a window to the front elevation, allowing for plenty of natural light.

Additional Photo



Dining Room 11'11" x 11'11" (3.63m x 3.63m)



A characterful room featuring an attractive fireplace recess complemented by a timber mantel. Fitted units provide useful storage, while the quarry tiled floor and exposed beamed ceiling enhance the property's traditional country cottage charm. Doors exit to the rear garden.

Additional Photo



Kitchen 11'10" x 11'11" (3.61m x 3.64m)



A spacious open-plan kitchen fitted with an extensive range of wall and base units, complemented by generous work surfaces and an inset ceramic sink with drainer. At the heart of the room is a range cooker featuring a double electric oven, an eight-ring gas hob, and an extractor hood above. Additional features include plumbing for a washing machine and space for a fridge freezer. Two front-facing windows provide plenty of natural light, while tiled flooring completes this stylish and practical space.

Additional Photo



Family Room 11'11" x 11'10" (3.64m x 3.62m)



An open-plan living area adjoining the kitchen, featuring a charming multi-fuel burner set beneath a characterful timber bressummer beam. A front-facing window provides plenty of natural light, while wood-effect flooring completes this warm and inviting space.

Additional Photo



Additional Photo



First Floor Landing

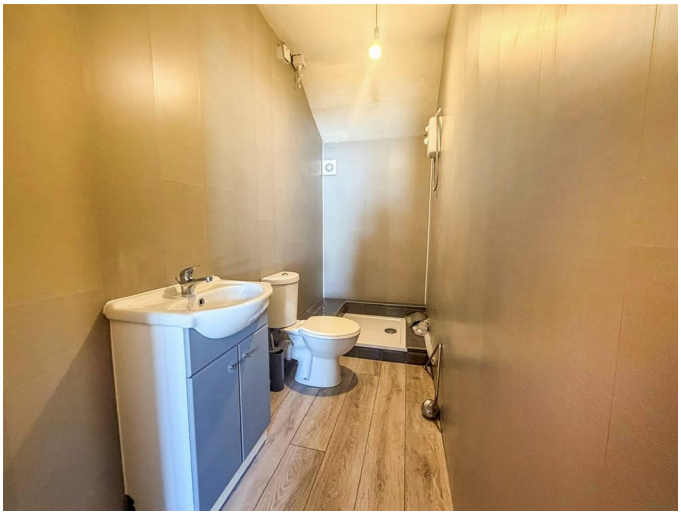
A carpeted landing with access to the loft space and a rear-facing window enjoying stunning far-reaching views, creating a light and airy feel.

Bedroom One 12'11" x 11'10" (3.96m x 3.61m)



A generous double bedroom, combining character with modern comfort. The room features an attractive cast iron fireplace, built-in wardrobes providing excellent storage, and offers a bright and inviting feel throughout. A door leads through to the en-suite shower room and space for a walk in wardrobe.

Ensuite



Comprising a low-level WC, wash hand basin set within a vanity unit, walk-in shower (to be finished) and wood-effect flooring, creating a stylish and contemporary en-suite.

Bedroom Two 12'9" x 11'10" (3.90m x 3.62m)



Another generous double bedroom featuring an elegant cast iron fireplace and fitted wardrobes providing excellent storage. A window to the rear offers far-reaching countryside views.

Bedroom Three 12'7" x 12'7" (3.86m x 3.86m)



A well-proportioned double bedroom offering a bright and comfortable space, featuring a front-facing window and a radiator.

Bedroom Four 8'11" x 5'6" (2.73m x 1.70m)



Enjoying a front-facing window that allows for plenty of natural light, this room is complemented exposed wooden flooring, adding character. A smaller room, this space would make a great study!

Bathroom 9'8" x 7'8" (2.97m x 2.34m)



Well-appointed family bathroom comprising a low-level WC, wash hand basin, and a corner bath with shower attachment over. A built-in storage cupboard houses the hot water tank, while tiled flooring and a window to the rear provide natural light complete this practical space.

Additional Photo



To the Rear of the Property



The rear garden Is mainly laid to lawn and a paved patio area provides a nice space to sit out. A timber shed provides useful external storage, while timber gates to the rear offer the added benefit of off-road vehicular access from the side, leading to a paved parking area. To the rear of the garden, there are unspoilt views over the adjacent countryside.

Garden



To the Front of the Property
Enclosed to the front with a brick wall and a gate leads to the front door of the property.

Views



Additional Photograph



Additional Photograph



Services
The property has the benefit of solar panels for electricity and is supplied with air source heating. We have not tested the appliances listed in the particulars.

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 C.

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.

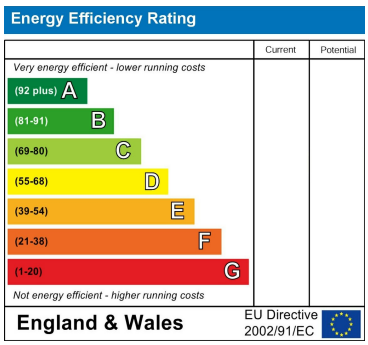
Money Laundering Regulatory Checks
By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (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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