

Town & Country

Estate & Letting Agents



2 Llafar Y Nant, Glyn Ceiriog, LL20 7EQ

Offers In The Region Of £295,000

Nestled in the picturesque Ceiriog Valley, this charming detached house in Llafar Y Nant, Glyn Ceiriog, offers a perfect blend of comfort and tranquillity. This spacious family home boasts three generously sized double bedrooms, making it an ideal retreat for families or those seeking extra space. As you enter, you are welcomed by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones. The well-maintained interiors reflect a sense of care and attention, ensuring a warm and inviting atmosphere throughout the property. Outside, the property features a driveway that accommodates up to three vehicles, along with a large garage, providing ample storage and parking options. To the rear, the private gardens are perfect for sitting out and relaxing. Tucked away in a private position, this home offers a serene escape while still being within reach of local amenities. The stunning location within the Ceiriog Valley presents opportunities for outdoor activities and exploration, making it a haven for nature lovers. If you are looking for a well-appointed family home in a beautiful setting, this could be the perfect choice for you.

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 to the roundabout and take the 2nd exit onto Llanarmon road. Turn Right onto Llafar Y Nant and the property will be identified on the left hand side.

Accommodation Comprises;

Hallway/Utility Room 12'10" x 4'11" (3.92m x 1.52m)



Accessed via a part-glazed door to the front, with windows to the front and side providing natural light. The room features tiled flooring and plumbing for utility appliances. A door leads into the kitchen.

Kitchen 10'4" x 12'8" (3.15m x 3.86m)



The well appointed kitchen features a window and glazed door to the front, with a range of wall and base units providing ample storage. Integrated

appliances include a fridge freezer, microwave, dishwasher and eye-level double oven, together with a Bosch ceramic hob and extractor fan. A stainless steel sink and drainer with mixer tap completes the fitted kitchen. Further features include vinyl flooring, radiator, coved ceiling and useful understairs storage. The kitchen opens directly into the dining room, creating a practical and sociable space.

Additional Photo



Dining Room 9'5" x 9'10" (2.88m x 3.00m)



French doors to the front provide plenty of natural light, complemented by wooden flooring and an attractive coved ceiling.

Lounge 11'11" x 16'11" (3.65m x 5.16m)

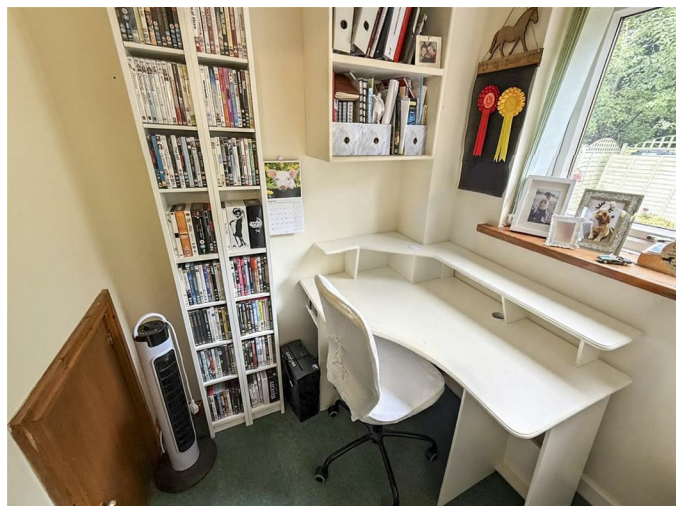


The good sized lounge has stairs that rise to the first floor, with a radiator and attractive coved ceiling. An inset gas fire with marble hearth and wooden surround provides a charming focal point, while patio doors open into the conservatory, creating a light and sociable living space.

Additional Photo



Study 15'8" x 5'4" (4.8m x 1.64m)



A versatile sitting room featuring a rear-facing window, radiator and useful understairs storage cupboard.

Conservatory 12'2" x 11'8" (3.71m x 3.56m)



The conservatory features ceramic flooring, a radiator and French doors opening directly onto the rear garden, creating a bright and inviting space with easy access to the outdoors.

First Floor Landing

The first floor landing has access to the roof space, which is partially boarded and provides useful additional storage.

Bedroom One 12'1" x 10'0" (3.7m x 3.07m)



A well-proportioned bedroom featuring a front-facing window, radiator and built-in mirrored wardrobes, providing excellent storage.

Bedroom Two 9'10" x 11'8" (3.00m x 3.57m)



A bright double bedroom featuring a rear-facing window and radiator.

Bedroom Three 10'1" x 9'0" (3.08m x 2.76m)



A comfortable double bedroom featuring a front-facing window and radiator.

Bathroom 10'0" x 5'3" (3.05m x 1.60m)



Featuring a rear-facing window and a P-shaped Jacuzzi bath with curved glass screen and rainfall shower over. The bathroom is complemented by a wash hand basin set within a vanity unit with mixer tap, WC and heated towel rail. Fully tiled walls and flooring, recessed ceiling spotlights and an extractor fan complete the room, with an airing cupboard providing additional storage.

To the Front

A block-paved driveway provides parking for two cars, complemented by a gravelled and shrubbed area with established flower beds, creating an attractive and welcoming approach to the property.

Garage 28'7" x 8'0" (8.73m x 2.45m)

The double length garage offers lots of space and benefits from up-and-over doors, with power and lighting laid on, together with a personal door providing access to the rear.

To the Rear



A lovely enclosed garden offering a pleasant mix of outdoor space, with a generous block-paved patio providing the perfect spot for alfresco dining and entertaining. Beyond this, gravelled and shrubbed

areas add texture, colour and interest, all enclosed by attractive fence panelling to create a private and inviting garden.

Additional Photo



Services

The agents 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 D.

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 Shropshire County Council/Powys County Council/Wrexham Country Council and we believe the property to be in Band C.

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.

Hours Of Business

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

Town and Country Services

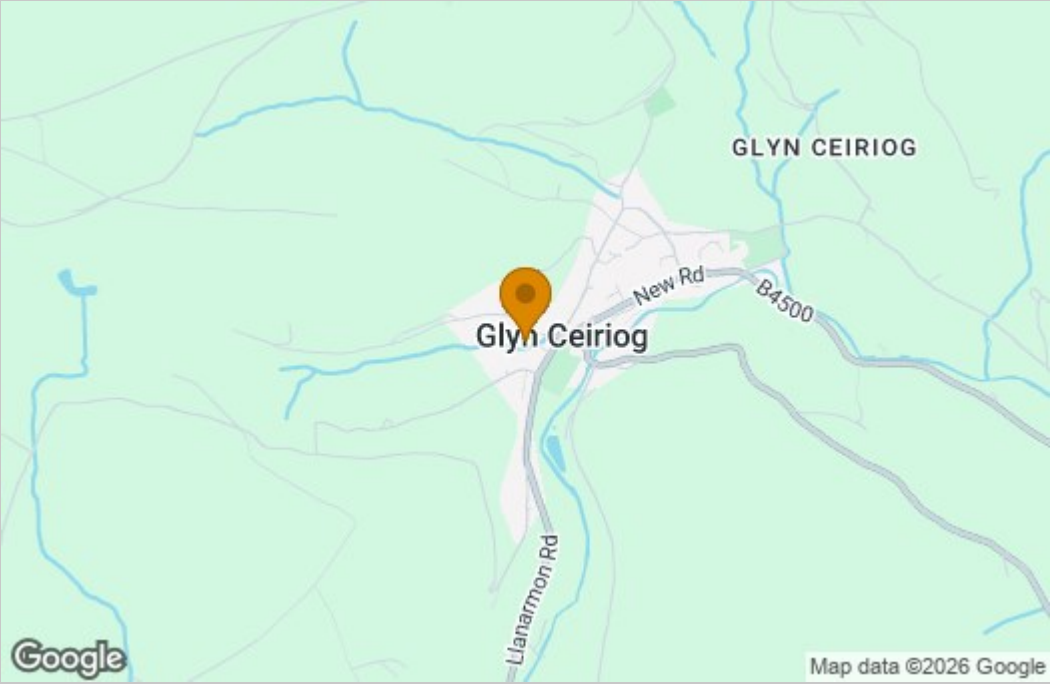
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour 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

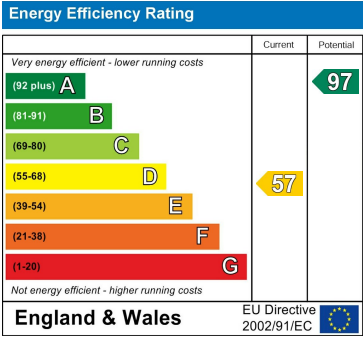
By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute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