Town & Country

Estate & Letting Agents









Ty Canol , Tregeiriog, LL20 7LA

Offers In The Region Of £325,000

Town and Country Oswestry are delighted to introduce to the market this charming 2/3 bedroom Welsh cottage, beautifully positioned within the peaceful hamlet of Tregeiriog, near the head of the picturesque Ceiriog Valley and just 9 miles from Oswestry. Full of character and original features, the property boasts a wonderful inglenook fireplace and enjoys a truly tranquil setting with stunning views across the surrounding countryside. Ideally located for access to the B4500 bus route, while the award-winning pubs of Llanarmon are just 1.5 miles away. Ty Canol also offers an excellent environment for home working, with the benefit of ultra-fast broadband, making this an appealing blend of rural tranquillity and modern convenience. There is also the option to rent a paddock on the village for those looking to keep animals or for equestrian use.

Directions

From Oswestry proceed along the A5 towards Chirk. Pass The Bridge Public House on the left hand side, take the next left turn on to the B4500 towards Glyn Ceiriog. Pass through the village of Pandy. Drive a futher two miles before you reach Tregeiriog. On reaching the village turn right at the crossroads and the property will be seen to the left hand side.

Location

This delightful detached country cottage sits within the popular hamlet of Tregeiriog which is ideal for outdoor interests such as walking and cycling. The hamlet of Tregeiriog is situated 1.5 miles from Llanarmon D.C. and 3 miles from Glyn Ceiriog. Glyn Ceiriog is a popular village with a convenience store, small shops, hotel, public houses, primary school, church and chapel . Oswestry market town is just nine miles away and has a variety of shops and leisure facilities. The A5 trunk road is close by and gives access to Shrewsbury, Llangollen, Wrexham, Chester and The Wirrral. There is also a mainline train station located in nearby Chirk.

Porch

A charming entrance with a window to the front featuring a traditional quarry-tiled sill, complemented by a slate floor and exposed beams to the ceiling. A front door provides access to the property, while a further door leads through to the inviting lounge.

Lounge 16'7" x 11'9" (5.07m x 3.60m)



A characterful and inviting lounge featuring a front-facing window with oak sill, exposed beams to the ceiling, new flooring throughout and a radiator. A charming inglenook cupboard with glazed doors provides useful storage, while the impressive inglenook fireplace takes centre stage, with a substantial beam over, tiled hearth and log-burning stove. A further side window with quarry-tiled sill provides additional natural light and takes full advantage of the cottage's traditional character.

Additional Photograph



Log Burning Stove



Kitchen/Breakfast Room 12'0" x 9'10" (3.68m x 3.01m)



The well-appointed kitchen is fitted with a range of Shaker-style wall and base units with recent new doors and fronts, complemented by contrasting solid timber work surfaces. A 1½-bowl ceramic sink with mixer tap sits beneath a side-facing window,

while a Velux window floods the room with natural light. Further features include new wood flooring, plumbing for a washing machine, cooker point, space for an American-style fridge freezer and a contemporary radiator. Part-tiled walls and an extractor fan complete this practical and characterful kitchen.

Additional Photograph



Hallway



Having a window to the rear with quarry tiled sill, new wood flooring and a radiator.

2nd Reception Room/ Downstairs Bedroom 9'9" x 12'9" (2.98 x 3.88)



A charming room featuring a front-facing window, radiator, new wood flooring and exposed beams to the ceiling, adding to the property's wealth of traditional character.

Rear Hallway



A characterful hallway with stairs rising to the first floor, new flooring throughout and complemented by a radiator and useful built-in storage, including an under-stairs cupboard. A traditional stable-style door provides access to the front, adding further charm and character.

Landing



Having two windows to the rear, a radiator, walk-in cupboard with a Velux to the front. Doors lead to the bedrooms and bathroom.

Bedroom One 10'10" x 11'4" (3.3 x 3.45)



Enjoying stunning rural views to the front through a generous window, this room also benefits from a radiator and loft hatch, while the elevated position makes the most of the beautiful surrounding countryside.

Bedroom Two 8'2" x 13'0" (2.5 x 3.96)



Enjoying stunning rural views to the front, the room features a window overlooking the surrounding countryside, a radiator, useful built-in wardrobe and loft hatch, while the elevated position further enhances the outlook.

Bathroom



The well-appointed bathroom features a white three-piece suite comprising a panelled bath with mains shower over and glazed screen, pedestal wash hand basin and WC. Part-tiled walls and practical vinyl flooring complement the space, while a side-facing window provides natural light and a heated towel rail adds a touch of comfort.

To the Outside

Parking

There is off road parking for two vehicles along with an electric charge point.

Garage



A stone built single garage with wooden doors is situated just across the road from the property.

Gardens



The delightful cottage garden is a generous and beautifully established space, predominantly laid to lawn with well-stocked borders and attractive box beds. A coal store adjoining the property offers potential for conversion into a useful downstairs shower room, subject to the necessary consents. Further features include a covered storage and log store area, barked seating area, two patio areas and enclosed vegetable gardens.

The garden enjoys wonderful far-reaching views across the surrounding open countryside, providing a peaceful and private setting in which to relax, entertain and enjoy the tranquillity of this charming rural location.

Additional Photograph



Additional Photograph



Additional Photograph



Vegetable Plots



Views



Additional Photograph



Land For Rent



The current owners also rent a parcel of land in the village that is suitable for horses and equestrian use. The owners have erected stabling and the paddock has direct road access and well fenced boundaries. We are told that the rental of the land could easily be passed to the new owners should they wish to take it on.

Additional Photo



Additional Photo



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.

Services

The agents have not tested the appliances listed in the particulars. There is mains drainage and water supply along with ultra fast broad band. There is oil fired central heating with a new Bosch boiler installed in 2023.

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

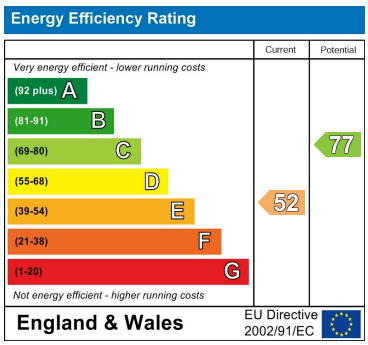
By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute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