

# Town & Country

Estate & Letting Agents



**The Owl House High Street, Glyn Ceiriog, LL20 7EH**

**Offers In The Region Of £340,000**

WITH NO ONWARD CHAIN!! Nestled in the charming village of Glyn Ceiriog near Llangollen, this delightful semi-detached cottage offers a perfect blend of modern living and traditional character. With its spacious layout, this home features two inviting reception rooms, ideal for both relaxation and entertaining. The property boasts four well-proportioned bedrooms, providing ample space for family and guests, with the potential to utilise a fifth bedroom if desired. The cottage has been fully modernised throughout, ensuring that it meets the needs of contemporary living while retaining its unique charm. The two stylish bathrooms add convenience and comfort for the whole family. One of the standout features of this property is the large rear garden, which offers a wonderful outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the property includes parking, a valuable asset in this picturesque village setting. Living in Glyn Ceiriog means embracing a tranquil lifestyle surrounded by stunning countryside, yet still being within easy reach of local amenities. This spacious cottage is an excellent opportunity for those seeking a family home in a beautiful location. Don't miss the chance to make this lovely property your own.



### 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 turn right onto High Street. Proceed up High Street where the property will be seen on the left hand side.

### Location

The property is located in the heart of the pretty village of Glyn Ceiriog in the stunning Ceiriog Valley. The surrounding area is full of natural beauty with fantastic walks and outdoor pursuits for those who enjoy getting out and about. The location lends itself perfectly for commuters with good road links linking the area to Chester, Shrewsbury and larger towns and cities. The railway station in Chirk is just a ten minute drive away whilst the cultural and famous hub of Llangollen is just a fifteen minute drive away.

### Property Overview

The property has undergone an extensive renovation and updates to create a lovely, modern yet characterful family home. The spacious accommodation is very adaptable with flexible living accommodation and a well laid out interior. Every detail of the renovation has been carefully planned with the addition of solar panels and an air source heat pump creating a very efficient home to run. The outside space complements the interior with a large gated parking area and good sized gardens beyond ideal for families and those wanting outside space.

### Accommodation Comprises

#### Lounge 14'9" x 12'5" (4.51m x 3.80m )



As you enter the property the first room is the bright and spacious lounge that has a feature log burner with a quarry tiled hearth, radiator, wood flooring and window and door to the front. A door leads through to the dining room.

#### Dining Room 17'1" x 13'5" (5.21m x 4.10m)



The dining room is a great space for entertaining and has an archway leading through to the kitchen, wood flooring and a radiator. Stairs lead off to the first floor and doors lead to the snug/ bedroom, ground floor bedroom and the ground floor shower room.

### Additional Photo



#### Snug/ Bedroom 12'0" x 11'7" (3.68m x 3.55m )



A very versatile room for a number of uses, the snug has a feature log burner, radiator and window to the side of the property.

### **Kitchen 18'11" x 7'0" (5.78m x 2.14m)**

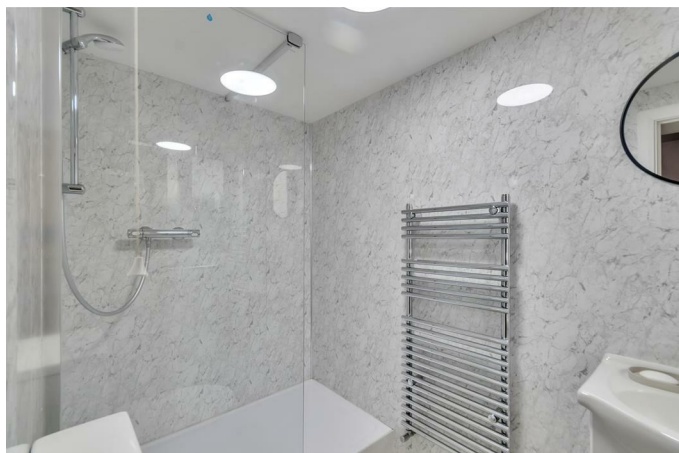


The modern kitchen comprises a range of wall and base units with worktop over, stainless steel 1 1/2 bowl sink and drainer with mixer tap over and tiled surround. There is an electric oven with ceramic hob and chimney extractor fan, wood flooring and space and plumbing for a dishwasher. There are windows to the side and the rear along with a part glazed door leading out to the garden. A utility area off with wood flooring provides space for a fridge and plumbing for a washing machine.

### **Additional Photo**



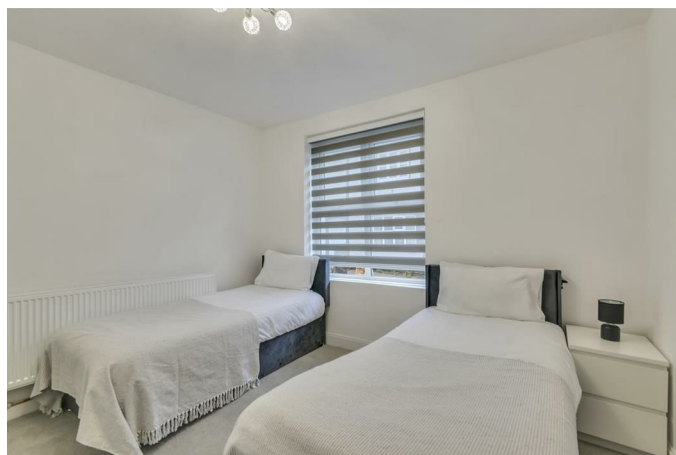
### **Shower Room**



The shower room is fitted with a double shower

cubicle with mains shower and Aqua panelling, wash hand basin with mixer tap over with vanity unit beneath and a WC. There is tiled flooring, heated towel rail, extractor fan, radiator and a window to the front.

### **Ground Floor Bedroom 11'10" x 10'6" (3.63m x 3.21m)**



A good sized double ground floor bedroom having a window to the front and a radiator.

### **Landing**

With access to the roof space via hatch. Doors lead to the three first floor bedrooms and the family bathroom.

### **Bedroom One 12'3" x 11'7" (3.74m x 3.55m)**



The first double bedroom has fitted wardrobes, a window to the rear overlooking the garden and a radiator.



## Bathroom



The bathroom comprises a panelled bath with a mixer tap and shower attachment over, wash hand basin on a vanity unit with mixer tap over and WC, Aqua panelling throughout and wood effect flooring. There is a heated towel rail and windows to the side and the rear.

## Bedroom Two 11'11" x 7'3" (3.64m x 2.22m )



The second bedroom has a feature cast iron fireplace, radiator and window to the front.

## Bedroom Three 11'11" x 14'9" (3.65m x 4.50m )



The third good sized double bedroom has a feature cast iron fireplace, radiator and windows to the front and side.

## To The Outside



To the side of the property is a gravelled parking area providing plenty of gated off road parking. Steps lead up to the rear where there are good sized lawned gardens with a raised decking area with pergola and spacious open fronted summerhouse ideal for entertaining and relaxing with further decked area.

## Additional Photo



## Additional Photo



## Parking Area



## 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](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

## 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.

## To Book a Viewing

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

## 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 Shropshire County Council/Powys County Council/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.

## Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

## Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

## 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.

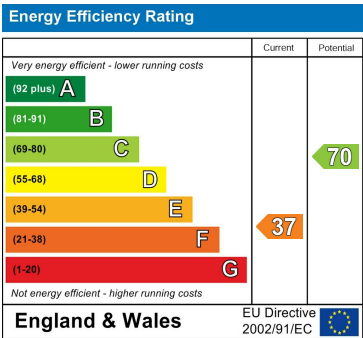


Floor Plan

Area Map



Energy Efficiency Graph



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