

Town & Country

Estate & Letting Agents



Glandyffryn , Glyndyfrdwy (Near Llangollen), LL21 9HL

£315,000

Town and Country Oswestry offer this truly delightful country cottage nestled in the heart of the Berwyns and Dee valley with far reaching views and a dramatic rural backdrop within 5 miles of the stunning market town of Llangollen. The property has been lovingly up dated by the present owners and offers character features and accommodation set in pretty gardens with unspoilt views over the rolling countryside. Located on the edge of the pretty hamlet of Glyndyfrdwy, the property enjoys good access to larger towns, cities and road networks whilst benefitting from an idyllic setting. The only way to appreciate this lovely home and its location is to book an appointment to view!!

Directions

From our Oswestry office follow the A5 towards Llangollen. On entering the town proceed to the traffic lights and continue straight ahead for approximately 5 miles until reaching edge of the village of Glyndyfrdwy. Take a right turn just after the Ruth Lee building on the right. Proceed down the lane where the property will be found on the right hand side.

Accommodation Overview

The property offers character accommodation with many original features yet has been finished to a beautiful standard to provide a comfortable, modern cottage style home set in a magnificent location with far reaching views yet within easy access of all day to day amenities. Being only 5 miles from the famous market town of Llangollen the property is a true haven for those wanting to escape to the good life with many activities and the stunning Berwyn mountains and the Dee valley right on your doorstep.

Canopy Porch

A canopy porch leads to the front of the property.

Lounge 11'8" x 10'0" (3.56m x 3.07m)



The cosy, welcoming lounge has a feature stone fireplace with a log burning stove inset and an oak beam over, the original beamed ceiling, oak flooring, a staircase leading to the first floor accommodation, radiator, a window to the front taking in the fantastic views and doorways leading to the kitchen and the dining room. A door leads out to the front of the property.

Additional Photo



Dining Room 11'9" x 8'4" (3.60m x 2.56m)



The dining room is another great space to entertain having the original beamed ceiling and a window to the front taking in the views. There is oak flooring, an inset log burning stove, alcove cupboard, radiator and a doorway leading through to the study.

Snug 11'3" x 7'4" (3.45m x 2.25m)



A very versatile space ideal for a number of uses including a home office or third reception area having oak flooring, the original beamed ceiling, wall lighting, radiator and two windows to the side letting in lots of natural light.

Kitchen 10'0" x 7'11" (3.05m x 2.42m)



The well appointed, modern kitchen is fitted with base units with contrasting oak block work surfaces over, rustic shelving, part tiled walls, a single bowl sink with a mixer tap over, range style cooker, the original beamed ceiling, a window to the front and part glazed door to the front, wood effect flooring and a radiator. A doorway leads through to the utility.

Additional Photo



Utility 12'11" x 5'1" (3.96m x 1.55m)



The utility is also fitted with units to match the kitchen with wall units to match and contrasting oak block work surfaces. There is space for appliances, wood flooring and a doorway to the cloakroom.

Cloakroom



The cloakroom is fitted with contemporary fitting to include a low level w.c., wall mounted wash hand basin with a mixer tap, a window to the front, heated towel rail and modern wall and floor tiling in mutual shades.

First Floor

The first floor gives access to the two double bedrooms and bathroom.

Bedroom One 11'10" x 8'2" (3.63m x 2.49m)



The first double room has a vaulted ceiling giving a real feeling of space. There is a window to the front with fantastic far reaching views and a roof light letting in lots of natural light. The original cast iron fireplace is still in place along with built in wardrobes providing good storage and a radiator. The bedroom leads through to the bathroom.

Family Bathroom 9'6" x 8'0" (2.92m x 2.45m)



A stunning space having a roof light to the front offering fantastic views and an amazing place to relax. An oval bath is the real centre piece of the room with free standing taps behind, low level w.c., wash hand basin on an oak shelf with a mixer tap over and modern wall and floor tiling in muted tones.

Bedroom Two 12'0" x 8'3" (3.68m x 2.52m)



The second double bedroom also has a vaulted ceiling with lots of natural light through the window to the front and roof light. There are exposed roof timbers and a built in wardrobe.

To The Outside



The property is accessed through two recently installed purpose made gates leading onto the property and the driveway. The gardens are lawned

and shrubbed with low hedging and fencing to take in the magnificent views to the front. There is a covered car port measuring 4.34m x 2.73m with power and lighting along with a decked seating and entertaining area ideal for those warmer evenings to sit and unwind.

Parking



The driveway provides parking for two cars.

Studio



The current owners have also installed a state of the art timber studio with insulation, power and lighting. The building is used as a home office and has double doors opening onto a decked patio with glass balustrade overlooking the rolling hills and mountains in the distance. For those wanting to work from home, it doesn't get much better than this.

Additional Photo



View From The Studio



What a view. A truly amazing place to set up and work from home!

Location



The property sits in a tucked away spot overlooking the Berwyns and the Dee valley with far reaching views in all directions.

Views From The Cottage



Additional Photo



Additional Photo



The Berwyns



Additional Photo



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.

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 Denbigshire Country Council and we believe the property to be in Band D.

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 5.30pm
Saturday: 9.00am to 4.00pm

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.

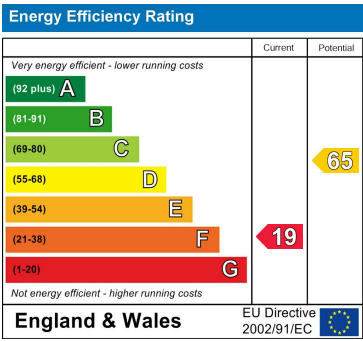
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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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