Town & Country

Estate & Letting Agents









Fron Llwyd Off Nantyr Road, Nantyr, LL20 7DB

Offers In The Region Of £465,000

Country Living at its best!! Set in the charming area of Nantyr on the outskirts of Glyn Ceiriog, this attractive detached home offers a fantastic blend of space, comfort and character. Featuring two spacious reception rooms with beamed ceilings and log burning stoves, two generous double bedrooms and two bathrooms, the property is ideally suited to those wanting character accommodation with great home comforts. Outside, the impressive parking complemented by wrap around gardens and a superb detached stone barn offers great potential. Nantyr is a pretty location with stunning scenery and far reaching views whilst still being accessible to good road links and larger villages and towns nearby. A welcoming home with excellent flexibility and plenty to offer, this is a property that deserves to be viewed to be fully appreciated.

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 6 miles until reaching Glyn Ceiriog. At the mini roundabout in the centre of the village take the second exit B4500 onto Llanarmon Road. Follow this road for about 500 metres before turning right towards Nantyr. Proceed up the hill and around the hairpin bend. Follow this road for about 1 mile where the driveway to the property will be seen on the right hand side.

Entrance



Fron Llwyd is approached via a long, sweeping driveway, opening up to stunning far-reaching views. With ample parking and a generous turning area, the property offers both an impressive arrival and excellent practicality.

Entrance Hall



The property is accessed at the rear from the parking area and has a uPVC double-glazed window to the side aspect, wood flooring and a door leading through to the utility room.

Utility



Featuring wood flooring, a double-glazed window to the side aspect, plumbing for a washing machine and a single-drainer sink unit.

Inner Hall 10'2" x 6'7" (3.10m x 2.03m)

The inner hall area has a UPVC double-glazed window to the side aspect, exposed ceiling beams, useful storage cupboard, radiator and door leading through to the lobby.

Lobby

The lobby houses the boiler, with useful cloak storage and fitted shelving, wooden floor throughout.

Bathroom



Comprising a low-flush WC, pedestal wash hand basin, panelled bath with shower over and mixer taps, glass screen and shower fitting with two shower heads over the bath, heated towel rail, panelled walls, wood flooring and a double-glazed window to the side aspect.

Additional Photo



Kitchen 16'6" x 10'9" (5.05m x 3.28m)



The kitchen is the real heart of this lovely home and features a Belfast sink with wooden worktops, a range of wall and base units, a tiled-top base unit and space for a appliances. The room benefits from a two-oven oil-fired AGA, which also provides hot water, along with tiled flooring, exposed ceiling beams, tiled splashbacks, two useful storage cupboards and a double-glazed window overlooking the rear.

Additional Photo



Additional Photo



Additional Photo



Living Room 16'4" x 16'8" (5.00m x 5.09m)



A lovely, cozy room featuring an impressive Inglenook fireplace with inset multi-fuel burner, stone and tiled hearth, and a charming alcove to one side. Exposed ceiling beams and a feature beam over the fireplace add character, while stairs rise to the first-floor landing. Further benefits include inset spotlighting wooden flooring, radiator, wall lighting, two double-glazed windows with tiled sill and plinth, and telephone point.

Additional Photo



Inglenook Fireplace



Snug/ Home Office 14'11" x 8'11" (4.57m x 2.72m)



A versatile room offering excellent flexibility as a third bedroom, home office or additional reception space. Featuring a radiator, double-glazed window to the front aspect with tiled sill, telephone point, exposed ceiling beams and a charming wooden and glazed door leading through to the living room.

Additional Photo



Dining Room/Sitting Room 31'11" x 6'11" (9.75m x 2.13m)



A really versatile and bright space having wood flooring, exposed ceiling beams, TV aerial point and two radiators. Four double-glazed windows and

UPVC double doors provide an abundance of natural light and open out to stunning views over the gardens and surrounding countryside beyond.

Additional Photo



front and rear aspects, each with tiled sills. Further benefits include a radiator and access to the loft space.

Additional Photo



First Floor Landing



The first floor landing has a window on the half landing, double-glazed window to front aspect with tiled sill, shelving and beams to the walls. Doors lead to the two bedrooms and cloakroom.

Cloakroom



Comprising a low-flush WC, pedestal wash hand basin, radiator, two useful storage cupboards with shelving, wooden flooring, tiled splashbacks and a double-glazed window to the rear aspect.

Bedroom One 16'0" x 9'10" (4.88m x 3.00m)



A good sized double bedroom featuring exposed ceiling and wall timbers, two built-in double wardrobes and double-glazed windows to both the

Bedroom Two 11'8" x 8'5" (3.56m x 2.57m)

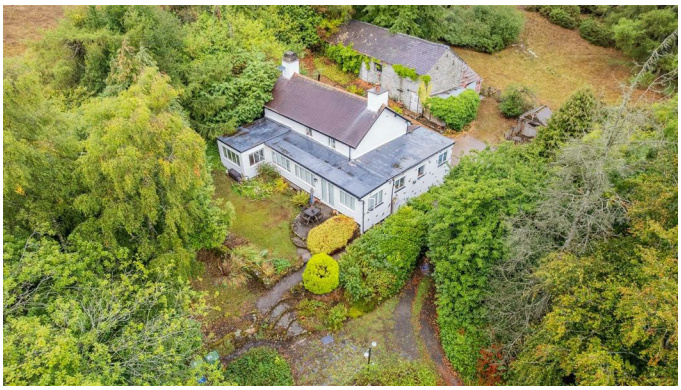


The second double bedroom features two built-in wardrobes with cupboards over, two additional built-in cupboards, two radiators and a double-glazed window to the rear aspect with tiled sill.

Additional Photo



Outside



The property is approached via a long sweeping driveway leading up to the home providing ample parking for numerous vehicles to the rear and creating an impressive arrival. The beautifully established, wrap around gardens are a particular highlight, featuring mature trees, an abundance of flowers and shrubs, lawns, a rockery, various areas to sit and attractive stone walls. A path leads down to a large decked area with barbecue, summerhouse and entertaining space, while wooded areas extend alongside the driveway and to the rear, creating a wonderfully private and tranquil setting.

Parking



There is extensive parking to the rear along with further garden area and a patio area ideal for entertaining.

Detached Stone Barn 14'2" x 41'9" (4.34m x 12.75m)



The detached stone barn offers fantastic potential and is split into two sections. The lower section has two storeys and has light and power, stairs rising to the first floor and stable door access. The room above provides useful additional storage space or further accommodation. The top section has stable doors to the front and is two storeys high with exposed structural timbers and stone walling offering fantastic potential for further development. As it currently stands the lower barn section that this is currently set up as a gym downstairs and 'camping' style bedroom upstairs.

Additional Photo



Decking Area



Additional Photo



Views



Additional Photo



To the Rear



To the Rear

To the rear of the barn there is an attached garage with door to the front ideal for further parking or for a workshop/ tool store.

Further Decking Area



Aerial Views



The property sits in a truly stunning rural location with rolling fields and mountains surrounding it.

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 C.

To Book a Viewing

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

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.

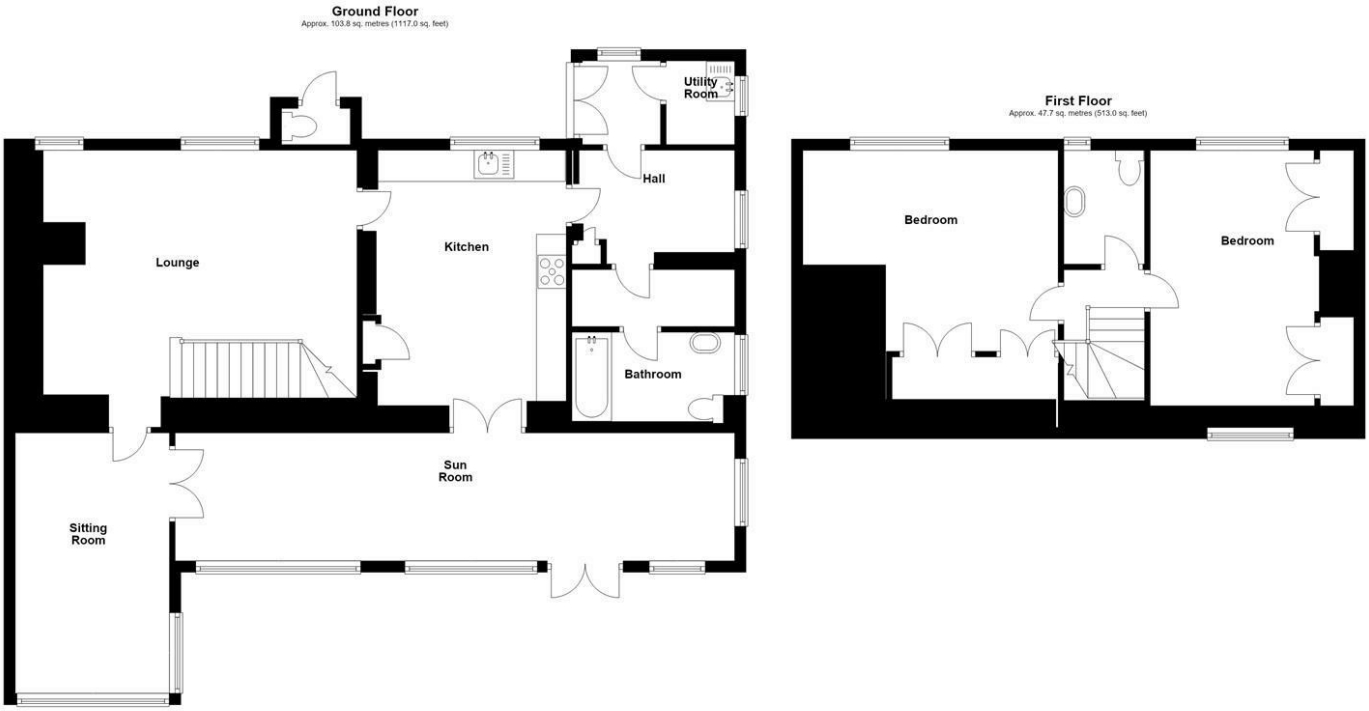
Money Laundering Regulatory Checks

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.

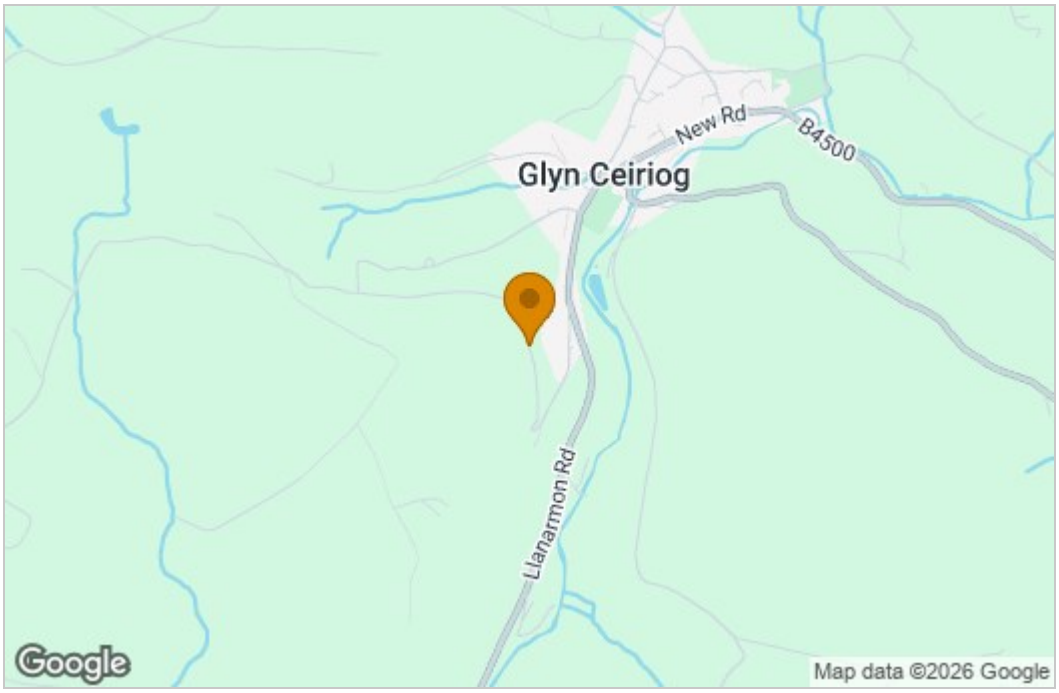
Hours Of Business

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

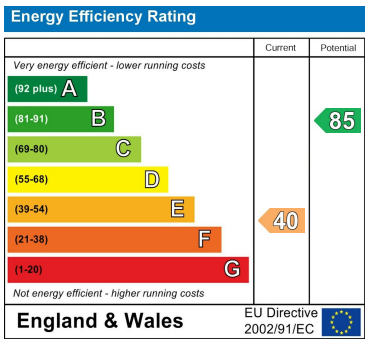
Floor Plan



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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