

# Town & Country

Estate & Letting Agents



**Tan Y Graig , Llanarmon Dyffryn Ceiriog, LL20 7LF**

**Offers In The Region Of £230,000**

**NO ONWARD CHAIN!!** Nestled in the picturesque village of Llanarmon Dyffryn Ceiriog, this delightful semi-detached country cottage offers a unique blend of charm and character. With no onward chain, this property presents an excellent opportunity for those seeking a tranquil retreat in the heart of the stunning Ceiriog Valley. Upon entering, you will be greeted by spacious and well-laid-out rooms that exude warmth and homeliness. The cottage features two inviting reception rooms, perfect for both relaxation and entertaining. The two double bedrooms provide ample space for rest, ensuring comfort for all occupants. The property is rich in original features, including beamed ceilings that add a touch of rustic elegance, an inglenook fireplace that serves as a focal point in the dining area, and beautiful woodwork that enhances the cottage's character. Each room is filled with natural light, creating a welcoming atmosphere throughout. Set against a backdrop of rolling countryside, this home is ideal for those who appreciate the beauty of rural living.

The surrounding landscape offers a wealth of opportunities for outdoor activities, from leisurely walks to more adventurous pursuits. In summary, this charming country cottage in Llanarmon Dyffryn Ceiriog is a rare find, combining spacious living with stunning rural views. It is perfect for anyone looking to embrace a peaceful lifestyle in a beautiful setting. Do not miss the chance to make this enchanting property your new home.



## Directions



Take the Gobowen Road out of Oswestry (B5609) onto the A5 towards Wrexham, at the Gledrid roundabout take the second exit signposted Chirk and proceed until reaching the village. Follow the road through the village turning left opposite the church onto Castle Road (B4500). Continue along this road for approximately 11 miles passing through the villages of Pontfadog, Dolywern, Glyn Ceiriog, Pandy and Tregeiriog. On entering the village continue on the road past the Hand hotel on the left. The property will be seen on the left hand side approximately 300 metres after the primary school set back from the road just over the little stone bridge identified by our for sale board.

## Tan Y Graig



## Accommodation Comprises



### Porch/ Sun Room 11'11" x 7'4" (3.65m x 2.26m)



The property is accessed via a porch/ sun room with a radiator, tiled flooring and a door leading into the cottage. A lovely place to sit and relax and take in the stunning scenery.

### Hallway 11'2" x 12'7" (3.42m x 3.85m )



The spacious hallway has the wooden staircase leading to the first floor, quarry tiled flooring, beamed



ceiling, decorative wooden and glass shelving unit and a radiator. Doors lead through to the lounge and the dining room.

#### Additional Photo



#### Lounge 12'8" x 16'11" (3.88m x 5.17m )



The cosy yet good sized lounge has window to the front and the rear of the property, working focal wood burning stove with a stone surround, slate hearth and wood mantle, radiator and a beamed ceiling.

#### Additional Photo



#### Dining Room 15'11" x 15'3" (4.87m x 4.65m)



The dining room is another great reception room having windows to the front and rear of the property, large feature inglenook fireplace, beamed ceiling, decorative quarry tiled flooring and a radiator. A door leads through to the kitchen.

#### Additional Photo





### Inglenook Fireplace



### Kitchen 14'2" x 6'9" (4.32m x 2.08m )



The kitchen comprises a range of wall and base fitted units with work surfaces over, sink with mixer tap over, a window to the front, eye level oven and electric hob with extractor hood over, quarry tiled flooring, part tiled walls and an integrated fridge freezer and dishwasher. A door leads through to the utility and cloakroom area.

### Utility Room 8'2" x 9'2" (2.49m x 2.80m)



The utility and cloakroom has space and plumbing for a washing machine and tumble dryer, space for coats and shoes, low level WC and wash hand basin, quarry tiled flooring, Worcester oil fired boiler and a door leading out to the rear garden.

### First Floor



The first floor landing provides a good sized bright area for reading/study area with windows to three sides overlooking the front and the views beyond. There is a radiator and a passageway leading to the bedrooms and the bathroom.



### Additional Photo



another access to loft space via hatch, radiator and a door leading to the study/ bedroom three.

### Study/ Bedroom Three 10'11" x 6'11" (3.35m x 2.12m )



### Bedroom One 12'3" x 17'1" (3.74m x 5.21m )



Accessed via bedroom two offering a very versatile space for a number of uses having windows to the rear and side and a radiator.

### Bathroom 14'2" x 6'7" (4.34m x 2.01m )



A good sized double bedroom having windows to the front and rear with views, access to the loft space and a radiator.

### Bedroom Two 13'9" x 11'2" (4.20m x 3.42m )



The second double bedroom has a window to the rear overlooking the garden, built in storage cupboard, exposed stonework and chimney breast,

The good sized family bathroom is fitted with a shower cubicle with shower head and part tiled walls, WC and wash hand basin, windows to the front and side, wood flooring and two airing cupboards.



## To The Outside



The property has a small enclosed garden to the front with planted shrubs and stone wall boundary.

## Driveway and Garage



The property also has a driveway and single detached garage with side door access.

## Rear Garden



The rear garden is terraced and offers a very private space to relax and sit out. There are patio areas and well stocked flower beds with a metal shed for storage, oil tank and gated access onto the side of the property.

## Additional Photo



## Additional Photo



## Additional Photo





### Location

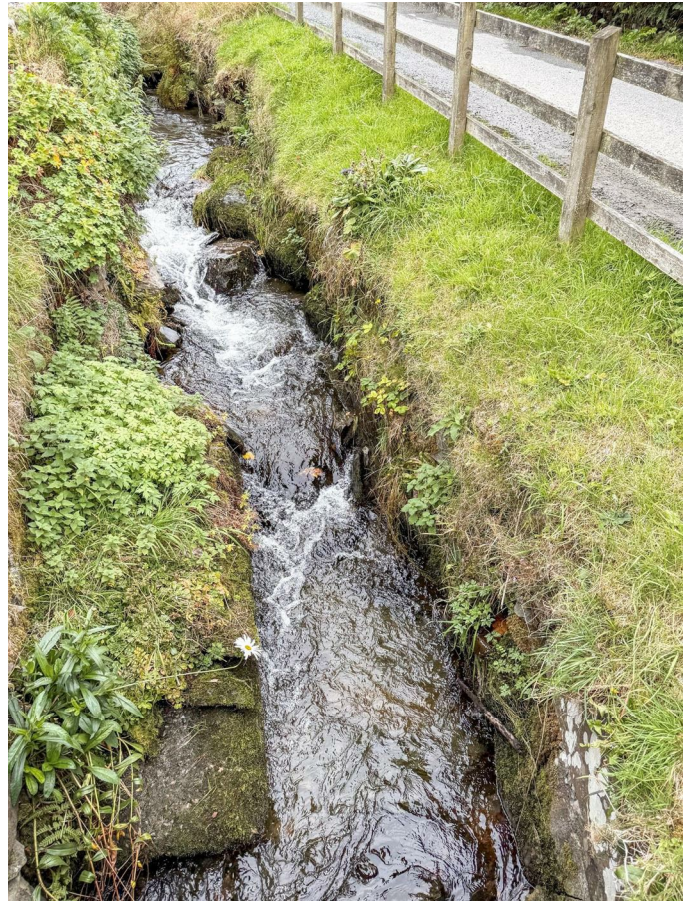


The property lies just on the edge of the village and looks out onto the rolling Welsh hillside.

### Additional Photo



### Nearby Stream



A stone bridge leads over the stream to give access to the property and the other cottages located nearby.



## Stream Access



The property also has a pathway that leads down to the nearby stream.

## 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.

## Hours Of Business

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

## 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.

## 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.

## 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.

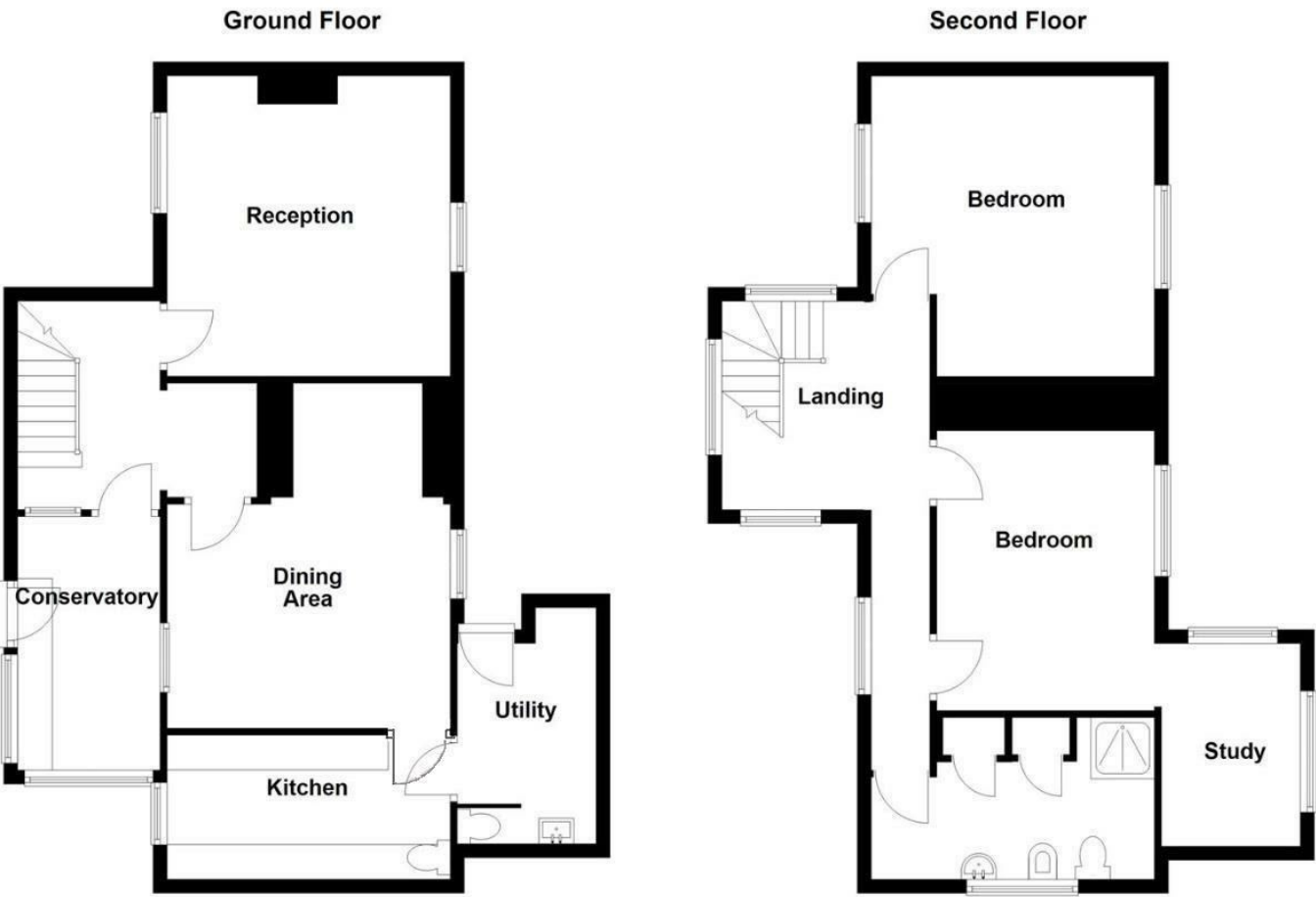
To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

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



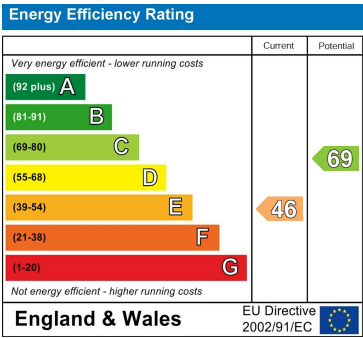
Floor Plan



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.