

Town & Country

Estate & Letting Agents



5 Glan Y Wern Old Road, Dolywern, LL20 7AE

Offers In The Region Of £162,500

WITH NO CHAIN!! Town and Country Oswestry offer this superbly spacious single storey cottage style apartment located in a quiet position in the heart of the Ceiriog Valley. The property offers character accommodation with a large lounge/ dining room, kitchen with en suite bathroom, second bathroom, utility/ study and a second large reception room that could be split into a second and third bedroom if required. To the outside there is parking for two cars along with a garden area that takes in the views over the valley. Dolywern has good road links to larger towns yet offers truly country living with great walks and scenery right on the doorstep.

Directions

From our office on Willow Street proceed out of town before turning right onto Castle Street. Follow the road round and turn left at the junction with Beatrice Street, continuing onto Gobowen Road until reaching the bypass. Take the first exit towards Wrexham. At the next roundabout take the second exit towards Chirk. Upon entering Chirk turn immediately left onto the B4500 Ceiriog Valley road. Continue along this road until reaching the village of Pontfadog. On entering the village, take the right hand lane off before the bridge and proceed along where the property will be found on the left hand side after approximately 300 metres.

Accommodation Comprises

The property offers superb single storey living so is therefore ideal for those looking for a flat, easy property with no stairs. We are informed by the current owner that the lease states that the property cannot be used as a holiday home.

Lounge/ Dining Room 18'11" x 12'7" (5.78m x 3.85m)



The spacious lounge/ dining room has a window to the rear velux, a door leading out to the driveway, log burning stove on a tiled hearth, wood flooring, loft hatch, spotlighting, ceiling beams and doors leading to the bedrooms. The lounge also opens onto the kitchen.

Additional Photo



Kitchen 9'10" x 7'8" (3.02m x 2.34m)



The kitchen is fitted with a range of base and wall units in oak with work surfaces over, Neff electric oven, Neff hob and integrated extractor fan, stainless steel single drainer sink with a mixer tap over, integrated dishwasher, plumbing for a washing machine, space for a fridge, a window to the rear, breakfast bar, tiled floor and spotlighting.

Bedroom One 13'1" x 9'0" (4.00m x 2.76m)



The double bedroom has a window to the side, wood flooring with underfloor heating, ceiling beams, loft hatch, spotlighting and a door leading to the en suite.

En Suite Bathroom 9'7" x 5'3" (2.94m x 1.62m)



The en suite has a window to the side, low level w.c., panel bath with a mixer tap and shower head over, wash hand basin with a mixer tap, part tiled walls, tiled flooring with underfloor heating, shaver light, extractor fan, spotlighting and an airing cupboard with the hot water tank.

Second Reception Room/ Bedroom 17'8" x 18'9" (5.39m x 5.74m)



The second reception room is very versatile and could easily be split up into a number of rooms such as two further bedrooms or second sitting room etc. Having two windows to the rear, a window to the front, door to the front, loft hatch, spotlighting, wood flooring and underfloor heating. Doors lead to the family bathroom and the utility.

Family Bathroom



The family bathroom is fitted with a wash hand basin with a mixer tap over, panel bath with a mixer tap and shower head, low level w.c., part tiled walls, tiled flooring and an extractor fan.

Utility/ Study 9'2" x 5'0" (2.80m x 1.53m)



The utility is another versatile space and would make an ideal utility with combined study. having plumbing for a washing machine, a window to the rear with views, window to the side and wood flooring with underfloor heating. It could also be used as a small bedroom if required.

To The Outside



The property is approached from the lane onto a block paved driveway that provides parking for two cars. There is a canopy porch over the lounge door and a covered porch area leading to the second reception room. A path leads to the garden area which is mainly lawned with great views over the valley beyond. A lovely place to sit and relax in the warmer months.

Views From The Property



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 leasehold, although purchasers must make their own enquiries via their solicitor. The property has a lease of 999 years from 1st October 2012.

The Council tax is payable to Wrexham Country Council and we believe the property to be in Band A.

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

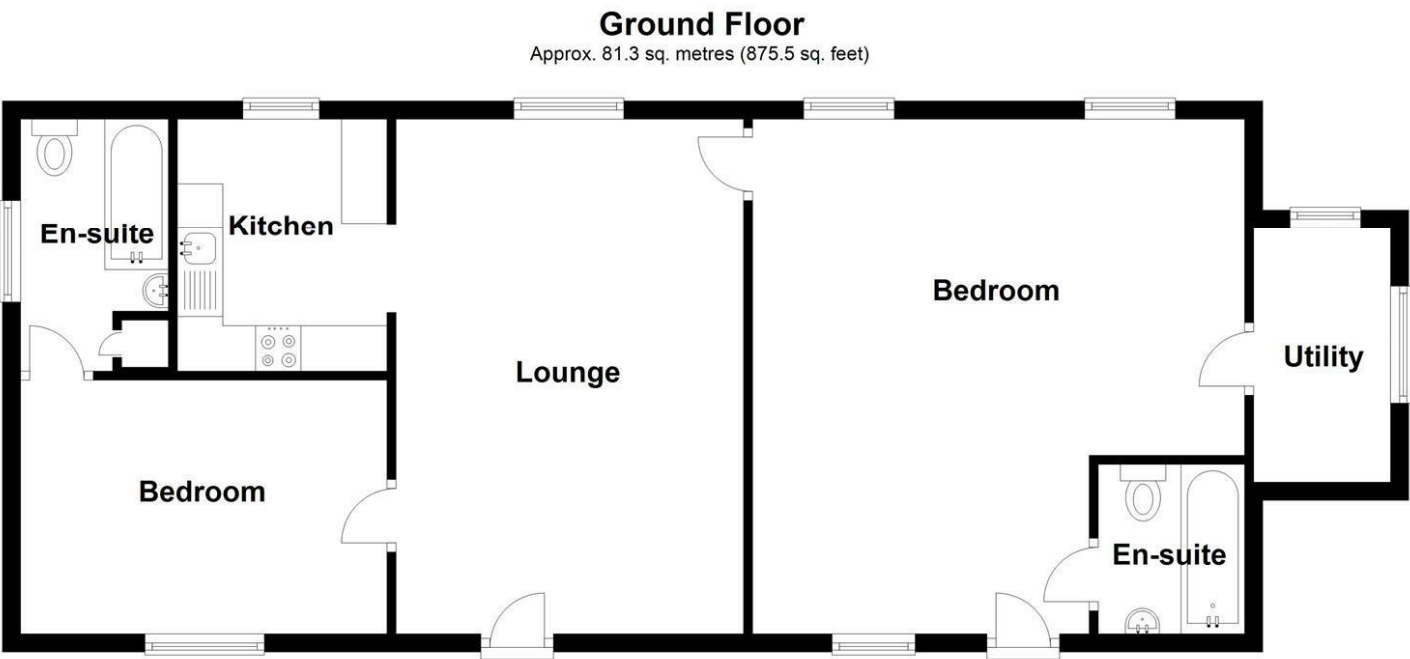
Saturday: 9.00am to 4.00pm

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 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

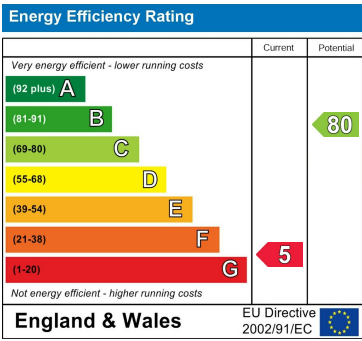


Total area: approx. 81.3 sq. metres (875.5 sq. feet)

Area Map



Energy Efficiency Graph



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