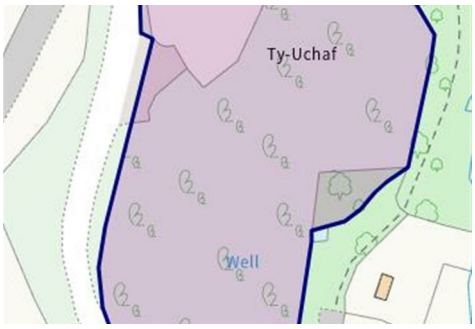
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Ty Uchaf Rhewl, Rhewl, LL20 7BJ

Price £525,000

A spacious four double bedroom detached cottage being 2 former traditional cottages, retaining many original features that backdates to the 19th century. Ty-Uchaf sits in established grounds from which to admire the far reaching views over the valley having AONB status (Area of Outstanding Natural Beauty). Wooden cabin with various uses/home office etc. The accommodation briefly comprises family lounge and dining room kitchen with utility & w.c off, four double bedrooms and family bathroom. Externally there are several patio areas from which to enjoy outdoor entertaining, detached garage and ample parking. Further enclosed paddock area to front. NO CHAIN

Location
Located walking distance of the Sun Inn public house in the picturesque hamlet of Rhewl which lies only 4 miles from the bustling riverside tourist town of Llangollen. Llangollen is famous for its Eisteddfod and year round festivals and offers a range of restaurants, bars and coffee shops, some unique craft outlets and for the more adventurous it is host to a number of water sports from white water rafting to canoeing. Younger guests often enjoy the trips on horse drawn barges along the canal and rides on the local steam train. From this point the whole of the Snowdonia National Park is easily accessible as well as the commercial and industrial centres surrounding Wrexham, Chester and Oswestry.

Accommodation
Double glazed pivot window, tiled floor. Frosted glazed door to :-

Entrance Hall
Double glazed pivot window, large radiator, solid teak parquet floor.

Lounge
Double glazed window to front. Feature rendered and slate inglenook with multi fuel log burner, radiator, teak parquet floor, useful under stairs cupboard.

Dining Room
Spacious family room with double glazed window to front, stone and slate fireplace, radiator, teak parquet floor.

Kitchen
Fitted range of oak base and wall units complimented by work surface areas incorporating sink unit with mixer tap and double glazed window above, cooker hood, space for cooker, breakfast bar, plumbing for dishwasher.

Utility
Fitted units with sink unit, double glazed window, radiator, space for tumble dryer and washing machine, stable door to side garden.

W.C
W.C, frosted double glazed window, wall mounted oil condensing boiler.

On The First Floor
Stairs rise from the hallway to the first floor landing, airing cupboard, loft access with pull down ladder to insulated loft with lighting and boarded walking space.

Bedroom One
Double glazed window to front with far reaching views, radiator, built in wardrobe, sink.

Bedroom Two
Double glazed window to side, radiator, sink.

Bedroom Three
Double glazed window to side, radiator, sink.

Bedroom Four
Double glazed window to front with lovely views over the valley, radiator, sink.

Bathroom
"L" shaped bath with "Mira" electric shower over, towel radiator, heated mirror with lights and shaver socket, frosted double glazed window.

Outside
Gated access opens into the large gravelled drive overing ample off road parking and continues around to the back stable door, slate path from pedestrian entrance to rear stable door. The sunny aspect gardens are a particular feature of the house with lawn, decking and seated area, slate steps to lower garden with decking and seated pergola and established plants and fruit. Mains LED pillar, post and solar motion lights, low voltage driveway lights. Rear and front electrics and mains water tap. Large ship lap bespoke built shed/workshop, covered log store next to garage. 2,700 litre oil tank that can be economically bulk filled.

Garage/Workshop
Large detached garage with full LED lighting and safety sockets with full domestic fuse box for future conversion.

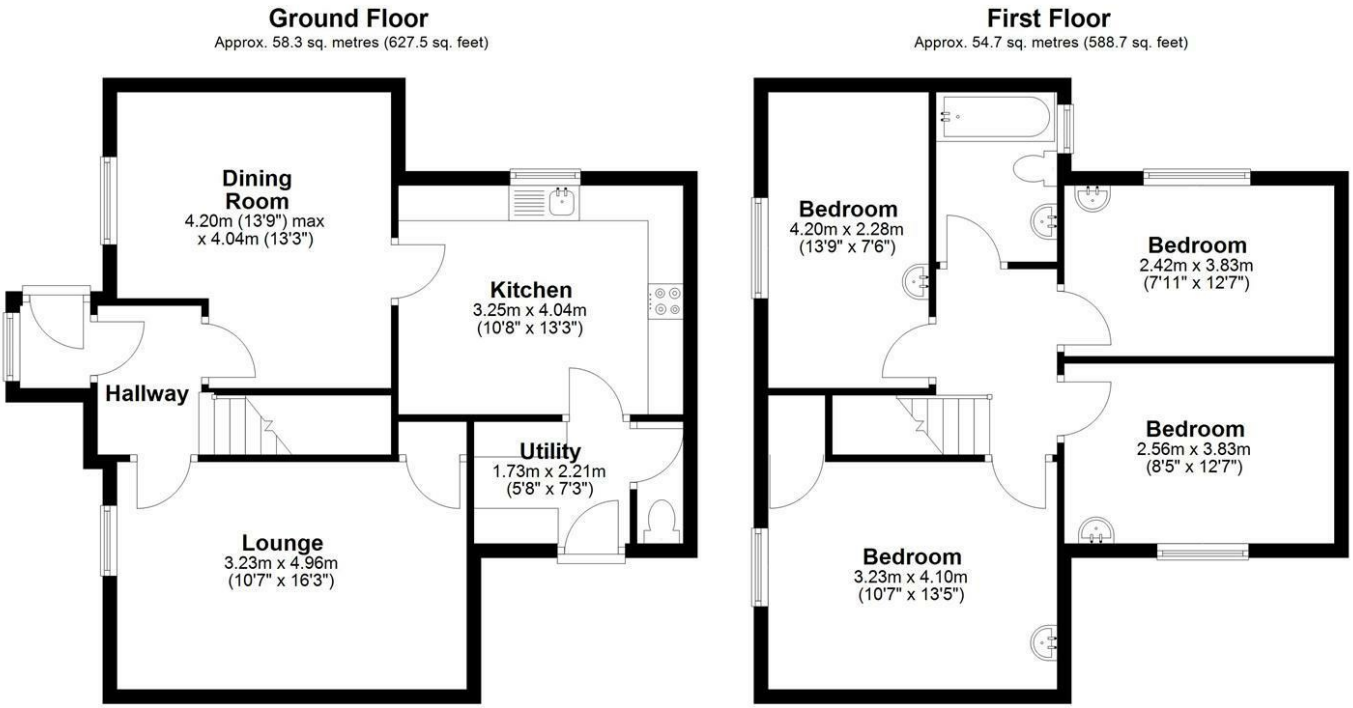
Paddock
Approximately 0.7 acre. South facing and sloping giving uninterrupted panoramic views. Lower field gate, upper smaller gate. Septic tank. well/spring.

Cabin - Ty Uchaf Bach
A unique fully equipped self contained wooden cabin.
Fully equipped separate kitchen, bathroom with plumbed in toilet and electric shower and bedroom that can sleep up to three.





Floor Plan



Total area: approx. 113.0 sq. metres (1216.1 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Ty Uchaf, *









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12 Castle Street, Llangollen, Denbighshire, LL20 8NU
Tel: 01978 861366 Email: llangollen@wingetts.co.uk www.wingetts.co.uk