

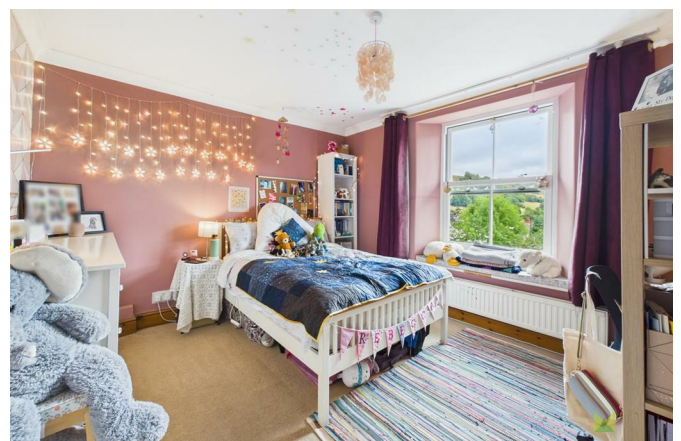
# Glandeg High Street Glyn Ceiriog Llangollen LL20 7EG



**6 Bedroom House**  
**Offers In The Region Of £425,000**

## The features

- CHARMING 6 BEDROOM PERIOD HOME
- PERFECT FOR A GROWING FAMILY OR WORK FROM HOME
- LARGE OPEN PLAN LIVING/DINING/KITCHEN AND SHOWER/UTILITY
- DRIVEWAY WITH PARKING FOR SEVERAL CARS
- VIEWING ESSENTIAL
- ENVIABLE LOCATION IN THE HEART OF MUCH SOUGHT AFTER VILLAGE
- LOVELY THROUGH LOUNGE WITH LOG BURNER
- 6 BEDROOMS, 2 SHOWER ROOMS AND CLOAKROOM
- LOVELY ENCLOSED REAR GARDEN WITH HOME OFFICE/HOBBIES ROOM



\*\*\* IMPRESSIVE PERIOD TOWN HOUSE - 6 BEDROOMS AND PARKING \*\*\*

A unique opportunity to purchase this charming 6 bedroom detached Town House built in 1896, offering deceptively spacious accommodation over 3 floors - ideal for a growing family who require space, work from home or those who love to entertain.

Occupying an enviable position on the edge of Glyn Ceiriog with beautiful countryside walks and for commuters ease of access to the nearby busy market Town of Oswestry and the A5/M54 motorway network.

The accommodation which must be viewed to be fully appreciated, briefly comprises Reception Hall, through Lounge with feature log burner, well fitted Living/Dining/Kitchen with appliances, Shower/Utility, Basement Room, 4 double Bedrooms and Shower Room on the First Floor and two further double Bedrooms and Cloakroom with fabulous rural views on the Second Floor.

The property has the added benefit of oil central heating, double glazing, parking and fabulous enclosed rear gardens with the added benefit of a purpose built Home Office/Hobbies/Garden Room.

VIEWING HIGHLY RECOMMENDED

## Property details

### LOCATION

Nestled in the heart of the picturesque Ceiriog Valley, this charming property is located in the sought-after village of Glyn Ceiriog. The village offers a welcoming community atmosphere and a range of local amenities, including a well-stocked convenience store, a primary school, medical centre, post office, pub, and a community centre. Surrounded by stunning countryside, it's an ideal setting for walkers and nature lovers alike. Despite its tranquil setting, Glyn Ceiriog is conveniently located just 8 miles from the market town of Oswestry and only 5 miles from Chirk, where you'll find additional shopping, leisure facilities, and a mainline railway station providing direct links to Shrewsbury, Chester, and beyond.

### RECEPTION HALL

Composite door leads into the Reception Hall with attractive tiled floor. Enclosed staircase leading down to

### BASEMENT

A great versatile space, ideal for gymnasium, home office or crafts room, with tiled floor and oil central heating boiler, radiator.

### LOUNGE

A lovely light through room with sash style windows overlooking the front and rear. Chimney breast housing cast iron log burner set onto hearth with wooden lintel over with storage cupboards to either side. Contemporary column style radiators.

### THROUGH LIVING/DINING/KITCHEN

The hub of the home and ideal for family living or those who love to entertain. Being a light through room with sash style window to the front and door leading to the garden.

The Kitchen area is fitted with a comprehensive range of cream fronted shaker style units incorporating undermount sink with mixer taps set into base cupboard. Further range of cupboards and drawers with solid work surfaces over and having integrated dishwasher and fridge freezer with fascia panels. Inset 4 ring hob with extractor hood over and deep pan drawers beneath, large full height pantry cupboard with double opening doors and fitted shelving. Additional units to one side with double oven and grill with cupboards above and below and matching eye level wall units. Plinth lighting, tiled floor throughout. The Dining/Family area has a feature exposed slate walling and period style radiator.

### SHOWER/UTILITY

With window to the rear aspect, work surface with space below for washing machine and tumble dryer. WC and shower cubicle. Radiator.

### FIRST FLOOR LANDING

From the Reception Hall stairs lead to the First Floor Landing with sash style window to the front aspect. Radiator.

### BEDROOM 1

Double bedroom with window to the rear aspect with far reaching views. Radiator,

### BEDROOM 2

Double bedroom with window to the rear aspect with far reaching views. Radiator,

### BEDROOM 3

Double bedroom with window to the front aspect. Radiator,

### BEDROOM 4

Double bedroom with window to the front aspect. Radiator,

### SHOWER ROOM

Re-fitted with contemporary suite comprising large shower cubicle with direct mixer shower and drench head, wash hand basin set into vanity with storage beneath and backlit wall mirror over, concealed WC. Column style radiator, window to the rear.

### SECOND FLOOR LANDING

Stairs leads from the First Floor Landing to the Second Floor Landing with window to the front aspect. Radiator, doors leading off,

### BEDROOM 5

Double bedroom with window to the front and velux roof light to the rear with outstanding rural views, radiator.

### BEDROOM 6

Double bedroom with window to the front and velux roof light with lovely aspect to the rear with outstanding views. Radiator

### CLOAKROOM

With WC and wash hand basin, tiled surrounds and heated towel rail. Window to the rear aspect with far reaching views. Radiator.

### OUTSIDE

The property is approached through wrought iron gate and divided from the roadway by brick walling

with additional wrought iron fencing. To the side aspect there is ample off road parking, and space for further potential parking.

The Rear Garden is a particular feature of the property and provides the perfect space for those who love to entertain or work from home with the lovely addition of a purpose built Garden Room/Summer house with adjacent covered paved seating area. Good sized lawned areas with well stocked flower, shrub, herbaceous beds, inset specimen trees and additional raised paved sun terrace immediately adjacent to the Kitchen - an ideal spot for outdoor dining. The garden is enclosed with walling and fencing.

## GENERAL INFORMATION

### TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

### SERVICES

We are advised that the property benefits from oil fired heating, mains water, electricity and drainage are connected. There is also Fibre to the property.

### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band E - again we would recommend this is verified during pre-contract enquiries.

### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.





## Glandeg High Street, Glyn Ceiriog, Llangollen, LL20 7EG.

6 Bedroom House

Offers In The Region Of £425,000





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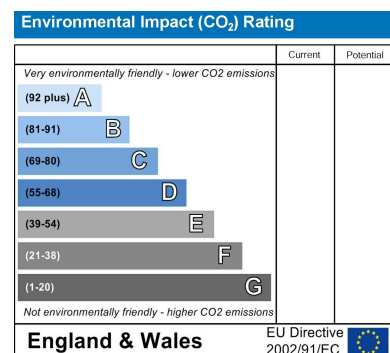
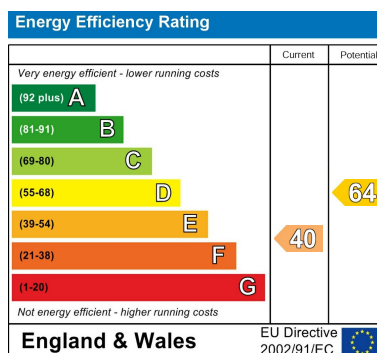
**Oswestry office**

16 Church Street, Oswestry,  
Shropshire, SY11 2SP

**We're available 7 days a week**

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**



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