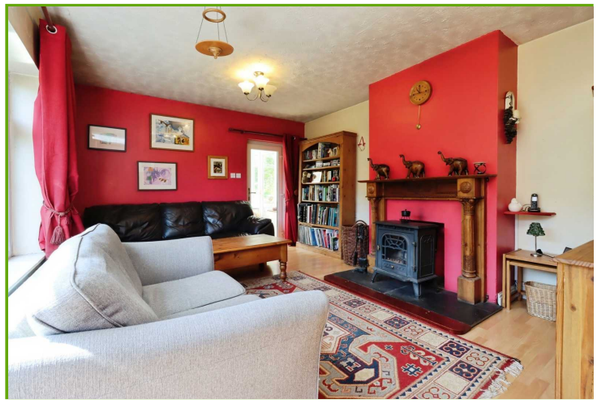
















Nantyr Road, Glyn Ceiriog,
Llangollen, Wrexham, LL20

Asking Price: £365,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Nantyr Road, Glyn Ceiriog, Llangollen, Wrexham, LL20

Asking Price: £365,000 Tenure: Freehold

Council Tax Band: E
EPC Rating: D
Local Authority: Wrexham Council

Other important information which you will need to know about this property can be found at your-move.co.uk

STUNNING PANORAMIC VIEWS OVER CEIRIOG VALLEY - MUCH IMPROVED 4 BEDROOM DETACHED FAMILY HOME - Situated in an elevated location and enjoying far reaching views, this individual bungalow benefits from gardens & grounds extending to 0.23 acres and further benefits from a garage, main bedroom with ensuite and a living room with picture window & multi fuel burner. VIEWING IS HIGHLY RECOMMENDED

Description
Individual Detached family Home - Four Good Sized Bedrooms - Views Over Ceiriog Valley - Large Garden - The accommodation comprises: Entrance Hall; Living Room with Multi Fuel Burner; Conservatory; Sitting/Dining Room; Breakfast Kitchen; Two Ground Floor Bedrooms; Bathroom; First Floor: Bedroom 1 with Ensuite, Bedroom; Outside: Garage; Front Garden; Rear Garden. EPC Grade D.

Location
From Oswestry take the Wrexham road and at the Gledrid roundabout take the 2nd exit to Chirk then on entering Chirk take the 1st left onto the Ceiriog Road. Continue down the valley road and into Glyn Ceiriog and on leaving the village, after approx. 150m, the property will be found on the right with a Your Move For Sale board.
What Three Words:
CORN.INFORM.BEAKERS

Location
Glyn Ceiriog is a highly sought after village with a good range of facilities including a Primary School, Post Office, 2 public houses, doctors surgery and village hall.

Entrance Hall
Decorative double glazed door, wood effect floor, double storage cupboard, radiator.

Living Room
16'6" x 12'3" (5.03m x 3.73m)
Feature fireplace & multi fuel burner, radiator, double glazed picture window with views, double glazed door.

Conservatory
9'7" x 5'8" (2.92m x 1.73m)
Frost protector heater, double glazed windows & door leading out.

Sitting/Dining Room
13'2" x 12'3" (4.01m x 3.73m)
A versatile room with built in double wardrobe, flame effect gas fire, wood effect floor, radiator, double glazed window with views, double glazed French doors leading onto the decking area.

Breakfast Kitchen
14'4" x 10'8" (4.37m x 3.25m)
Fitted in a range of base & wall units with a tiled floor & down lighting, electric cooker point, plumbing for washing machine & dishwasher, radiator, double glazed window, double glazed stable door.

Bedroom 3
10'9" x 10'1" (3.28m x 3.07m)
Wood effect floor, radiator, double glazed window.

Bedroom 4
8'9" x 7'5" (2.67m x 2.26m)
Wood effect floor, radiator, double glazed window.

Bathroom
Comprising WC, wash basin, bath with shower over, radiator, double glazed window.

First Floor
Eaves storage cupboard, radiator, airing cupboard, 2 double glazed windows.

Bedroom 1
15'3" x 10'8" (4.65m x 3.25m)
Built in wardrobe, eaves storage cupboards, 2 double glazed windows with views.

Bedroom 2
16'1" x 8'6" (4.9m x 2.6m)
Radiator, double glazed windows with views.

Ensuite
Comprising WC, wash basin, shower cubicle, towel radiator, double glazed skylight.

Outside

Front Garden
An attractive landscaped front garden

Rear Garden
Being a main feature of the property, the large landscaped rear garden enjoys stunning views over the Ceiriog Valley & hills beyond. The garden is laid to lawn with a water feature and a wealth of flowers & shrubs.

Side Garden
WIth a sun trap patio area and access from the conservatory.

Decking
Another main feature of the property, the bespoke decking area again enjoys open views over the valley and hills.

Garage
Single garage & driveway.

Agents Note
Wrexham Council - Council Tax Band E
The property is Freehold


For full EPC please contact the branch.



Total floor area 133.0 sq.m. (1,432 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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