



BOWEN

PROPERTY SINCE 1862

Offers in the region of £325,000

2 Bedrooms 1 Bathroom

Cefn Bach Cottage, Quarry Road,
Glyn Ceiriog, Llangollen, LL20 7DA

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General Remarks

A characterful and exceptionally presented two bedroom country cottage set within generous gardens and grounds extending to just over 1/4 of an acre approximately 1/2 a mile from the village of Glyn Ceiriog at the heart of the Ceiriog Valley.

The property has been refurbished to the highest of standards and has achieved an 'A' Rating within the EPC assessment. This is testament to the works which the vendors have undertaken and allows the property to provide for all benefits of the historic features, alongside being future proofed from an energy use point of the view.

The heat pump and solar PV mean the property is environmentally friendly and electricity usage is reduced. The surrounding gardens are well stocked and provide fantastic south facing views of the beautiful Ceiriog Valley. The property is currently run as a successful holiday cottage and a number of the visitors return year on year. Early inspection is highly recommended.



Location: Cefn Bach Cottage occupies an enviable position on the fringes of Glyn Ceiriog. The village has an excellent range of amenities including a Shop with Post Office, Sports and Community Centre, Community Cafe, Hotel and Public Houses. There is an excellent Primary school whilst there are a number of other renowned state and private schools within the area. A range of outdoor pursuits are on your doorstep including bridle paths, pony trekking, walking and cycling trails and fishing. The picturesque town of Llangollen (famous for hosting the International Eisteddfod) and market town of Oswestry are within easy reach. A483 & A5 trunk roads provide links north to Chester and south to Shrewsbury/Welshpool and onto the motorways beyond. Nearby Chirk also has a railway station providing services to Birmingham & Chester. Manchester and Liverpool Airports are just over an hour's drive away.

Accommodation

A part glazed door leads into:

Entrance Hall/Utility: 15' 8" x 7' 1" (4.78m x 2.16m)
Wood effect flooring, radiator, skylight, fitted base and eye level wall units with worktops over and inset stainless steel sink. Space/plumbing for washing machine and doors off to:

Shower Room: 7' 5" x 6' 8" (2.27m x 2.03m) Modern suite comprising tiled corner shower cubicle with mixer shower, pedestal wash hand basin and low level flush w.c. Wood effect flooring, heated towel rail and extractor fan.

Open Plan Living/Dining/Kitchen: 23' 8" x 13' 8" (7.22m x 4.17m) max. Range of fitted base/eye level wall units with worktops over and inset stainless steel sink/drainage. Integrated oven with hob and extractor hood over. Integrated fridge, part tiled walls and radiator. Bespoke crafted bench seat, raised log burner, understairs cupboard, radiator, TV point, part glazed door to patio and stairs to first floor landing.

Stairs to first floor landing: Built in storage cupboard and doors off to:

Bedroom 1: 14' 2" x 10' 4" (4.32m x 3.16m)
Radiator, wood effect flooring and Velux windows with views of surrounding countryside.

Bedroom 2: 14' 1" x 10' 2" (4.30m x 3.09m) max. Radiator, wood effect flooring and Velux windows with views of surrounding countryside.

Externally accessed Store/Drying Room: 14' 1" x 8' 11" (4.29m x 2.71m) Housing pressurised hot water cylinder, water filters and solar equipment. Fitted base/wall units and space for freezer. Light/power supplies laid on.

Gardens: The property is set within generous gardens which include lawns, mature trees, shrubs and seating areas to East, South and West, designed to make the most of the elevated location. There is also ample off road parking provision provided for by the gravelled driveway.

Services: The property is connected to mains electricity, a shared septic tank drainage system (shared with neighbouring Cefn Mawr Barn) and a mountain spring fed water supply (including









required filtration equipment). The property is warmed by an air source heat pump and good broadband speeds can be achieved using a 5G broadband router that connects wirelessly to a local mast.

Council Tax/Business Rates: We are informed that the property is currently registered for Business Rates as part of its use as a successful holiday cottage. There are no restrictions on its use as either a holiday let or as a permanent residence.

Local Authority: Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY. Tel: (01978) 292000.

EPC Rating: EPC Rating - Band 'A' (96).

Holiday Cottage Use: The link below takes you to the vendor's website which gives more information on the Holiday Cottage use. Typical earnings available on request.
<https://www.cefnceiriog.com/cefn-bach-cottage>

Directions: (Note viewings strictly by appointment only) From Chirk proceed West on the B4500 towards Glyn Ceiriog. After entering the village continue until the mini roundabout before taking the 3rd exit onto Quarry Road. Follow the road up the hill and out of the village to where the road opens up into a turning space at the top. The driveway to the property will be seen on the right hand side with a small sign indicating the property's address. Follow this driveway upwards and branch right onto the parking area for the property itself.

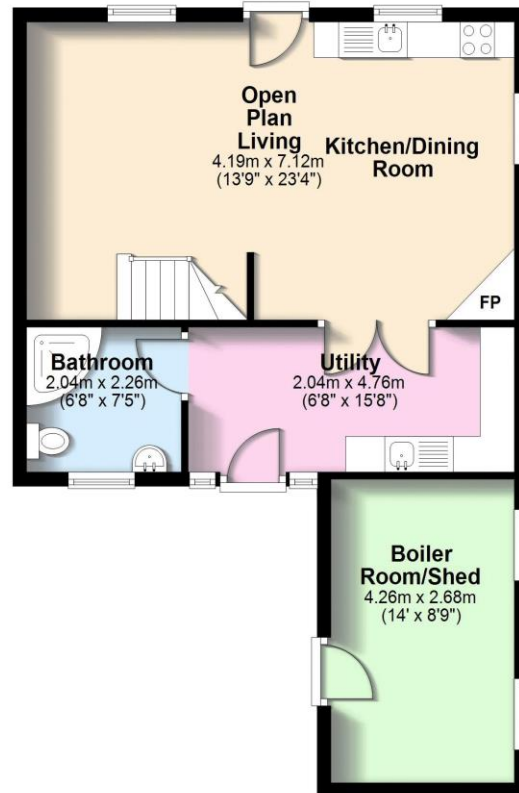
<https://what3words.com/desiring.lower.cascade>

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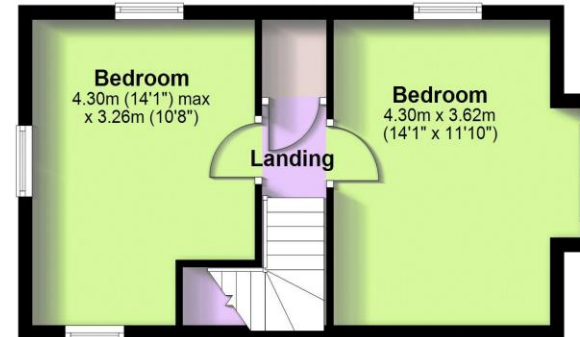
Ground Floor

Approx. 56.7 sq. metres (610.7 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.9 sq. feet)



Total area: approx. 90.1 sq. metres (969.5 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.

BOWEN

SINCE 1862

35 Bailey Street Oswestry Shropshire SY11 1PX

01691 652367 | bowen.uk.com | oswestrysales@bowen.uk.com



