

BOWEN

PROPERTY SINCE 1862



Asking Price £380,000

4 Bedrooms 3 Bathrooms Land-1.68 Acre

Trem y Felin, Llanarmon Road,
Glyn Ceiriog, Llangollen LL20 7EU

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General Remarks

NO CHAIN.

Commanding views over the village and beyond from the balcony at the front of the property, this four double bedroom detached house was built and designed by the current owners and offers extremely versatile living accommodation with certain rooms having the ability to be used in various different ways. In addition to the main house and gardens, the property is to be sold with a separate 1.68 acre paddock located within walking distance, with the potential to be accessed via steps from the back garden. The property is well appointed and presented to a high standard throughout and an early viewing is advised in order to fully appreciate everything this family home has to offer. Internally the property briefly comprises an entrance hallway with access to the garage, home office/ bedroom, utility room, shower room, first floor landing, living room with bi-fold doors out to the balcony, kitchen/diner, double bedroom, separate w.c., second floor landing, main bedroom with en-suite shower room, two further double bedrooms, both with built-in wardrobes, and a family bathroom.



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1 King Street Wrexham LL11 1HF

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Accommodation

On The Ground Floor:

Entrance Hallway: Wood glazed door to the front elevation. Two wooden double glazed windows to the front elevation. Two radiators. Understairs storage cupboard. Laminate flooring. Down-lighters.

Home Office/Bedroom: 13' 4" x 10' 9" (4.07m x 3.28m) Wooden double glazed window to the front elevation. Radiator.

Utility Room: 10' 9" x 7' 10" (3.28m x 2.40m) Base units with complementary work surfaces. Stainless steel sink and drainer unit with mixer tap. Plumbing for washing machine. Radiator.

Shower Room: Three piece white suite comprising a shower cubicle, pedestal wash hand basin and low level w.c. Heated towel rail.

On The First Floor:

Landing: Radiator. Laminate flooring.

Living Room: 16' 6" x 14' 10" (5.03m x 4.53m) Double glazed bi-fold doors to the front elevation. Radiator. Down-lighters.

Kitchen/Diner: 26' 2" x 10' 9" (7.98m x 3.27m) increasing to 5.38m. Wooden glazed windows to the front and rear elevations. Wooden double glazed French doors to the front elevation. Wooden double glazed door to the rear elevation. White wall and base units with wooden work-tops. Ceramic sink with mixer tap. Space for electric cooker. Cooker hood. Space for an American-style fridge/freezer. Two radiators. Breakfast bar. Laminate flooring. Wall tiling. Down-lighters.

Bedroom 4: 11' 0" x 10' 10" (3.35m x 3.30m) Wooden double glazed window to the rear elevation. Radiator.

WC: 6' 5" x 5' 1" (1.96m x 1.56m) Wooden double glazed window to the rear elevation. Two piece white suite comprising a low level w.c. and wash hand basin. Radiator. Laminate flooring. Wall tiling. Down-lighters.

On The Second Floor:

Landing: Sky-light to the rear elevation. Attic hatch.

Bedroom 1: 17' 5" x 16' 6" (5.30m x 5.02m) Wooden double glazed window to the front elevation. Radiator. Built-in wardrobes. Down-lighters.

En-Suite Shower Room: Sky-light to the rear elevation. Three piece white suite comprising a shower cubicle, low level w.c. and wash hand basin set into cabinet. Heated towel rail. Down-lighters.

Bedroom 2: 15' 5" x 12' 4" (4.71m x 3.76m) Wooden double glazed window to the front elevation. Radiator. Two sets of built-in wardrobes.

Bedroom 3: 11' 9" x 10' 10" (3.58m x 3.29m) Wooden double glazed window to the rear elevation. Radiator. Built-in wardrobes.

Family Bathroom: 8' 0" x 6' 10" (2.43m x 2.09m) Sky-light to the rear elevation. Three piece white suite comprising a panelled bath with shower over, low level w.c. and wash hand basin set into cabinet. Heated towel rail. Tiled walls.

Outside: Externally there is a slated driveway to the front of the property providing Off-Road Parking for several vehicles leading up to the over-sized Integral Garage. There are an array of mature plants and shrubs to the right-hand side of the driveway. There is a Balcony to the front elevation which spans the full width of the property with views over the village and beyond.









Leading off the Balcony there is a Decked Area to the side which wraps around to the back of the property where there is also a banked area with additional trees and shrubs. As well as the formal gardens, the property is to be sold with a sloped Paddock Area with vehicular access from Tyn y Cestyll Road, which extends to approximately 1.68 acres or thereabouts.

Services: There is mains water and drainage to the property but no gas supply. The central heating is a conventional radiator system effected by the "Okefen" bio-mass boiler situated in the Garage.

Tenure: Freehold. Vacant Possession on Completion. No Chain.

Viewing: By prior appointment with the Agent.

EPC: EPC Rating – 75|C.

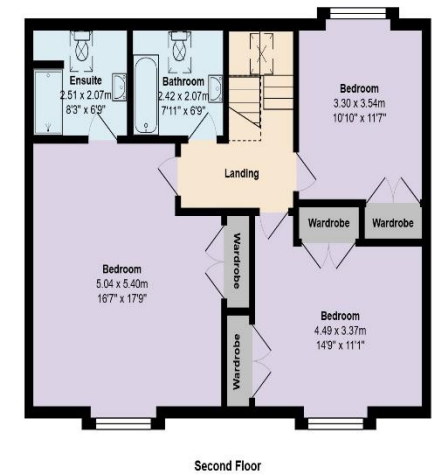
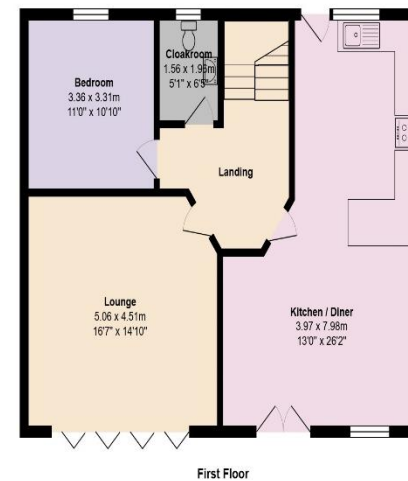
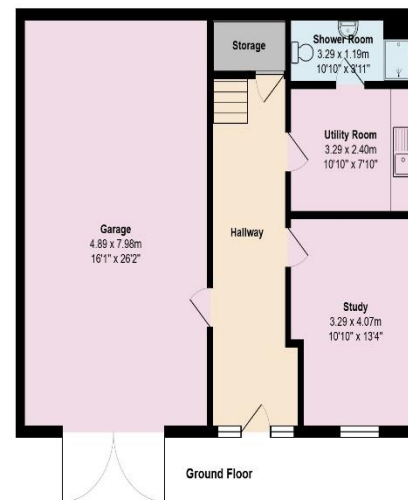
Council Tax Band: The property is valued in Band "G".

Directions: Proceed out of Chirk on the B4500 and at the mini-roundabout take the first exit. Continue along this road passing through the villages of Pontfadog and Dolywern and into the village of Glyn Ceiriog. Once in the village take the second exit off the roundabout onto Llanarmon Road and the property will be observed on the right-hand side of the road after approximately 300 metres.

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journey with us today

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Trem Y Felin, Llanarmon Road, Glyn Ceiriog, Llangollen, LL20 7EU



Total Area: 245.1 m² ... 2638 ft²

All measurements are approximate and for display purposes only

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