



Offers in the region of £175,000

Bryn Tirion, Garth Road, Garth,
Llangollen LL20 7UR

2 Bedrooms

1 Bathroom

Bryn Tirion, Garth Road, Garth, Llangollen LL20 7UR



General Remarks

NO CHAIN. A tastefully modernised two bedroom terraced cottage style property with modern fittings yet retaining character in an elevated position within this popular village on the slopes of the Dee Valley convenient to Llangollen, Wrexham and Oswestry.

This inter-terraced cottage has been tastefully modernised in recent years and now provides well-presented accommodation with all mod cons yet retaining considerable character. It comprises an entrance hall; living room with multi-fuel cast stove; dining kitchen fitted with grey shaded units incorporating an integrated fridge, freezer, drinks fridge and "Bosch" split-level cooker; rear utility enclosed porch. Upstairs a landing with oak flooring and doors leading off to two bedrooms and a shower room with 1700 mm tray. The house has a re-slated roof, electrical rewiring and re-plumbing including central heating effected by a "Worcester" gas combi boiler and double glazing is installed at the front. Outside there is a quarry tiled and flower bed forecourt. At the rear steps lead to a split-level seating area and lawned garden from where there are glimpses between the neighbouring properties over the Dee Valley.

Location: The property is located in the desirable village of Garth on the fringes of the picturesque Dee Valley. The property is ideally placed for commuter links with the nearby A539 providing easy access to the nearby towns of Llangollen (5 miles), Wrexham (10 miles) and Oswestry (12 miles). The village has a popular Primary School and the neighbouring village of Trevor is well serviced by public transport and includes the World Heritage Site of the Aqueduct at Pontcysyllte. The nearest train station is approximately 2.5 miles away in the village of Ruabon where there are wide ranging amenities including a Secondary School with a sixth form.

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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 expressively 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.

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Constructed of rendered external elevations beneath a re-slated roof.

Accommodation

On The Ground Floor:

Entrance Hall: 5' 0" x 2' 8" (1.52m x 0.81m)

Approached through a hardwood framed door with coloured fan-light above. Oak flooring. Staircase leading off.

Living Room: 12' 7" x 10' 2" (3.83m x 3.10m) Wood-burning stove to a brick-faced fireplace recess with

heavy timber beam above. Oak flooring. Radiator. Three double power points. Television aerial point. Understairs storage cupboard.

Dining Kitchen: 13' 10" x 8' 4" (4.21m x 2.54m)

Fitted ranges of grey toned fronted units with contrasting chamfered brick-effect tiled splash-backs and work surfaces including a single drainer inset sink set into a corner base unit with extended work surfaces, beneath which there is a drinks fridge and a "Bosch" electric double oven leading onto a further corner three-doored base unit.





Kitchen Continued: Inset "Bosch" gas hob with a chimney-style filter hood above set between a total of six-doored suspended wall units, one concealing the "Worcester" combination boiler. Central fitted dining table with integrated fridge, freezer and central drawer pack beneath. Radiator. Inset ceiling lighting. Five double power points exposed with concealed spurs for appliances. Television aerial point. Ceramic tiled floor.

Rear Utility Porch: 6' 11" x 3' 0" (2.11m x 0.91m) Fitted work surface with plumbing for a washing machine beneath. PVCu panelled rear door and two windows. Inset ceiling lighting. Two double power points. Electric heater.

On The First Floor:

Landing: Loft access-point with drop-down ladder. Oak flooring and doors leading off to:

Bedroom 1: 10' 0" x 9' 7" (3.05m x 2.92m) to the face of a built-in double wardrobe. Radiator. Three double power points. Television aerial point. Glimpses of views across the Dee Valley.

Bedroom 2: 11' 0" x 6' 4" (3.35m x 1.93m) Radiator. Television aerial point. Two double power points.

Shower Room: 8' 5" x 7' 2" (2.56m x 2.18m) Refitted with a three piece white shaded suite comprising a 1700 mm shower tray with side screen and mains thermostatic shower fitting, vanity wash hand basin and close coupled dual flush w.c. Fully tiled walls. Tall chrome ladder radiator. Wall mirror.

Outside: Quarry tiled forecourt with inset flower beds and pedestrian access. Immediately to the rear there is a brick and stone built Store Shed 5'9" x 2'11" (1.75m x 0.88m) with electric light and power points. Steps lead up to a part terraced rear garden with split-level flagged Seating Area, from where there are glimpses of the views across the Dee Valley between the neighbouring properties. Further brick and stone built Store Shed beneath a sheeted roof 5'9" x 2'11" (1.75m x 0.88m).

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Worcester" combination gas-fired boiler concealed within the kitchen units. The property is wired for a BT telephone system.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.



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Viewing: By prior appointment with the Agents.

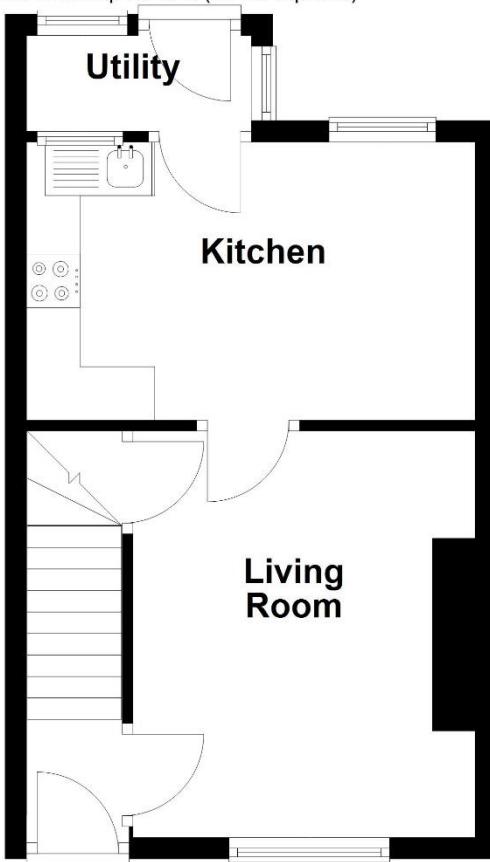
EPC: EPC Rating – 62|D.

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

Directions: For satellite navigation use the post code LL20 7UR. Leave the A483 at junction 1 signposted A539 Llangollen. Follow this road through the village of Acrefair and into Trevor until eventually turning right immediately before the 'Aussie Rooster' pub. Follow Garth Road for about 3/4 mile when "Bryn Tirion" will eventually be observed on the right. Pass the house and park a short distance after where the road widens.

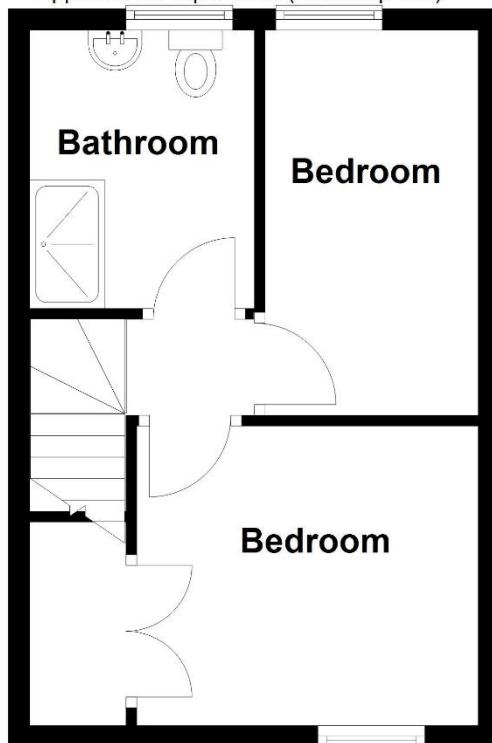
Ground Floor

Approx. 29.0 sq. metres (311.9 sq. feet)



First Floor

Approx. 27.3 sq. metres (293.5 sq. feet)



Total area: approx. 56.2 sq. metres (605.5 sq. feet)

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