

# BOWEN

PROPERTY SINCE 1862



Asking Price £185,000

4 Coed Y Glyn, Glyn Ceiriog,  
Llangollen LL20 7NR

🏠 2 Bedrooms

🚿 1 Bathroom

# 4 Coed Y Glyn, Glyn Ceiriog, Llangollen LL20 7NR



## General Remarks

Occupying an elevated position on the fringes of the village, this charming two bedroom semi-detached house boasts a living room with a beamed ceiling and a feature wood-burner together with replacement PVCu double glazed windows to the front of the property and side and back windows excluding conservatory windows. Another major selling point is the long rear garden which is currently tiered in several places. Internally the property briefly comprises a living room, kitchen, rear hallway, dining room/conservatory, landing, main bedroom with built-in wardrobes and storage, further bedroom and a family bathroom with a white suite. Viewing advised.



## Accommodation

### On The Ground Floor:

**Living Room:** 13' 11" x 12' 8" (4.23m x 3.86m) Double glazed composite door to the front elevation. PVCu double glazed sash window to the front elevation. Fire recess with inset wood-burner and tiled hearth. Beamed ceiling. Wall mounted electric heater.

**Kitchen:** 10' 10" x 7' 11" (3.30m x 2.41m) Wooden framed door and window to the rear elevation. Wall and base units with complementary wood-effect work surfaces. Stainless steel sink and drainer unit with mixer tap. Electric point for cooker. Plumbing for washing machine. Space for fridge and freezer. Wall tiling. Tiled floor. Wall mounted electric heater.

**Rear Hallway:** Wooden framed door to the side elevation. Wooden framed window to the rear elevation.

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Your home may be repossessed if you do not keep up repayments on your mortgage

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.

**Dining Room/Conservatory:** 10' 10" x 8' 0" (3.29m x 2.43m) Wooden framed windows to the side elevation. Tiled floor. Wall mounted electric heater.

**On The First Floor:**

**Landing:** PVCu double glazed window to the side elevation. Attic hatch. Wall mounted electric heater.

**Bedroom 1:** 10' 3" x 8' 6" (3.13m x 2.58m) PVCu double glazed window to the rear elevation. Built-in wardrobes. Wall mounted electric heater. Additional storage cupboard.

**Bedroom 2:** 10' 8" x 8' 3" (3.26m x 2.51m) PVCu double glazed sash window to the front elevation. Wall mounted electric heater.

**Bathroom:** 7' 6" x 5' 1" (2.28m x 1.56m) PVCu double glazed window to the side elevation. White three piece suite comprising a panelled bath with electric shower over, low level w.c. and wash hand basin set into cabinet. Fully tiled walls. Heated towel rail.

**Outside:** The front garden is bordered by mature shrubs and also incorporates a Seating Area. Steps lead up from the rear of the property to the large gardens which have been partly tiered to provide a paved Patio and a sloping lawn and then rise up to





the rear and provide extensive views of the Ceiriog Valley. The gardens also include a timber Garden Shed, glazed Greenhouse and a Chicken Coop with an additional parcel of land behind.

**Services:** There is no gas to this property. The property is heated via wall mounted electric heaters in the majority of rooms.

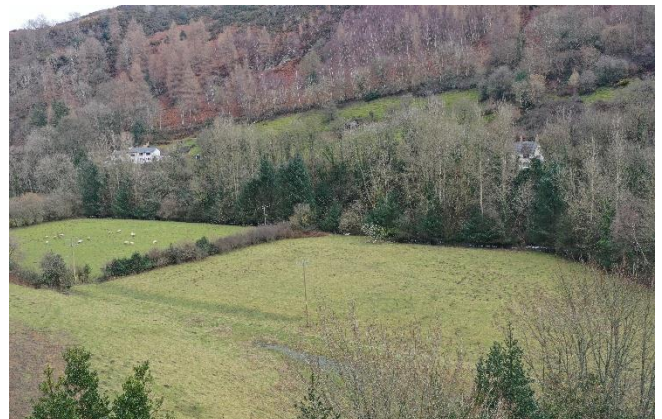
**Tenure:** Freehold. Vacant Possession on Completion.

**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating - 39|E.

**Council Tax Band:** The property is valued in Band "C".

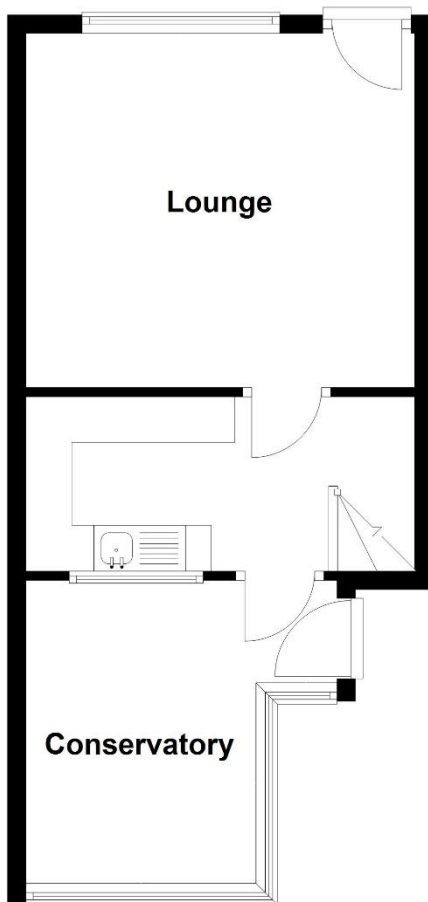
**Directions:** From Chirk proceed along the B4500 towards Glyn Ceiriog continuing through the villages of Pontfadog and Dolywern. Upon entering the village of Glyn Ceiriog, continue straight over the central roundabout and just before leaving the village the property can be found on the right-hand side of the





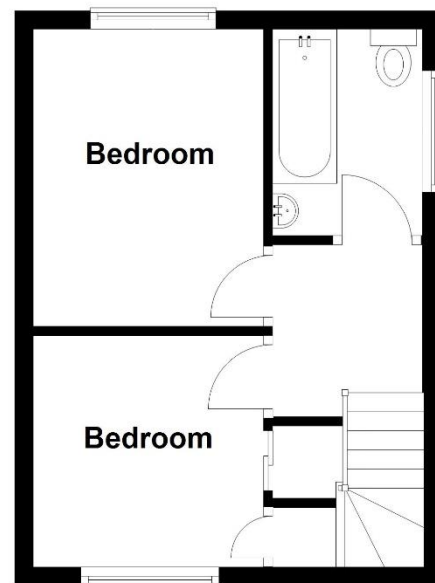
## Ground Floor

Approx. 34.5 sq. metres (370.9 sq. feet)



## First Floor

Approx. 24.8 sq. metres (267.4 sq. feet)



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