Town & Country

Estate & Letting Agents

1 Cae Plas Teg, Glyn Ceiriog, LL20 7NJ

Offers In The Region Of £285,000

Town and Country Oswestry offer this spacious detached family home set in an elevated position in the pretty village of Glyn Ceiriog in the heart of the picturesque Ceiriog Valley. The property enjoys stunning views both up and down the valley yet is easily accessible from the main road. Accommodation is set over two floors with the living accommodation being located on the first floor to take advantage of the far reaching views. There are four bedrooms and spacious living space along with a good sized kitchen. There is off road parking and garage and gardens to both the front and the rear. A great property for those wanting space in a lovely location with a superb outlook.

Directions

From Oswestry join the A5 travelling towards Wrexham. Upon reaching the Gledrid roundabout take the second exit towards Chirk and follow the road up the hill into the village. Turn immediately left onto the B4580 Castle Road towards Glyn Ceiriog. Continue on this road for approximately 6 miles until reaching the village of Glyn Ceiriog. Proceed through the village and take the second exit straight ahead at the mini roundabout. Turn right by the Chapel after approximately 200 metres and then first left onto Cae Plas Teg where the property will be seen on the left hand side.

Accommodation Comprises

Hallway 7'0" x 10'5" (2.15m x 3.18m)

The bright hallway comprising of an upstairs cloak room and toilet with washbasin, has stairs that lead to the ground floor bedrooms and bathroom and doors that lead to the kitchen, cloakroom and the lounge. There is a radiator and a part glazed door to the front.

Cloakroom

The upstairs cloakroom has a wash hand basin on a vanity unit, fully tiled walls, W/C on a vanity unit, a window to the front, spotlighting, coved ceiling and tiled flooring.

Lounge/ Dining Room 21'5" x 11'5" (6.54m x 3.50m)

A lovely sized reception room that has windows to the front and the side that take in the fabulous views over the Ceiriog valley and the hills beyond. There is a feature fireplace with marble surround and an inset electric fire, wall lights, radiator and a door leading through to the kitchen.

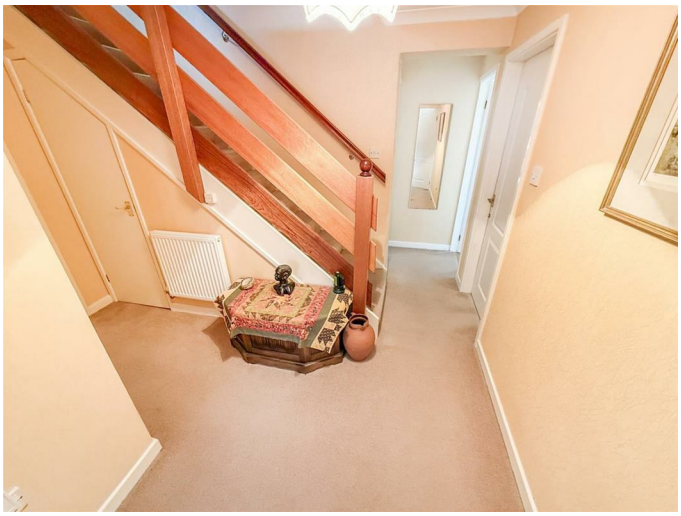
Additional Photo

Kitchen/ Breakfast Room 10'11" x 9'5" (3.33m x 2.88m)

The bright, well proportioned kitchen/ breakfast room is fitted with a good range of base and wall units with work surfaces over, tiled flooring, two radiators, electric oven, plumbing for appliances, stainless steel sink with a mixer tap over, four ring hob, extractor fan, windows to the front and the side, space for a fridge/ freezer and a part glazed door which leads to the front of the property.

Additional Photo

Ground Floor Hallway



Another superb space offering lots of storage having an under stair cupboard and two built in walk in store cupboards. Doors lead off to the four bedrooms and the family bathroom.

Bedroom One 11'5" x 11'2" (3.50m x 3.42m)

A bright, good sized double bedroom having a window to the side, part glazed door and side panel

to the rear leading out to the garden, radiator and a double fitted wardrobe offering hanging space and shelving.

Bedroom Two 10'1" x 11'1" (3.09m x 3.39m)

The second double double bedroom has a window to the side and a radiator.

Bedroom Three 8'3" x 7'11" (2.54m x 2.43m)

The third bedroom has a window to the rear, radiator and a built in storage cupboard.

Bedroom Four 8'5" x 11'0" (2.57m x 3.37m)

The fourth bedroom is currently used as a study and hobby room and has a window to the side and a radiator.

Family Bathroom 7'7" x 8'0" (2.33m x 2.45m)

The well appointed modern bathroom has tiled flooring, panelled bath, separate shower cubicle, a window to the rear, wash hand basin and low level W.C on vanity units shaver point, tiled walls, and a heated towel rail.

To The Front

To the front of the property there is a driveway leading to the garage, pathway leading to the front door and gated access to the rear enclosed garden on each side of the property. There is a shrubbed and paved garden to the front with a low wall boundary.

Garage 8'7" x 22'6" (2.63m x 6.87m)

The garage has double timber doors to the front, power and lighting and a window to the side.

Front Garden

To The Rear

Steps lead down to the rear garden which ins mainly lawned and shrubbed. There is also a patio area taking in the stunning views of the Ceiriog valley and beyond.

Additional Photo

Additional Photo

Additional Photo

Views

The property and gardens enjoy a truly sensational view to the rear.

Additional Photo

Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.
To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Wrexham Country Council and we believe the property to be in Band E.

Services

The agents have not tested the appliances listed in the particulars.

Money Laundering Regulatory Checks

By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

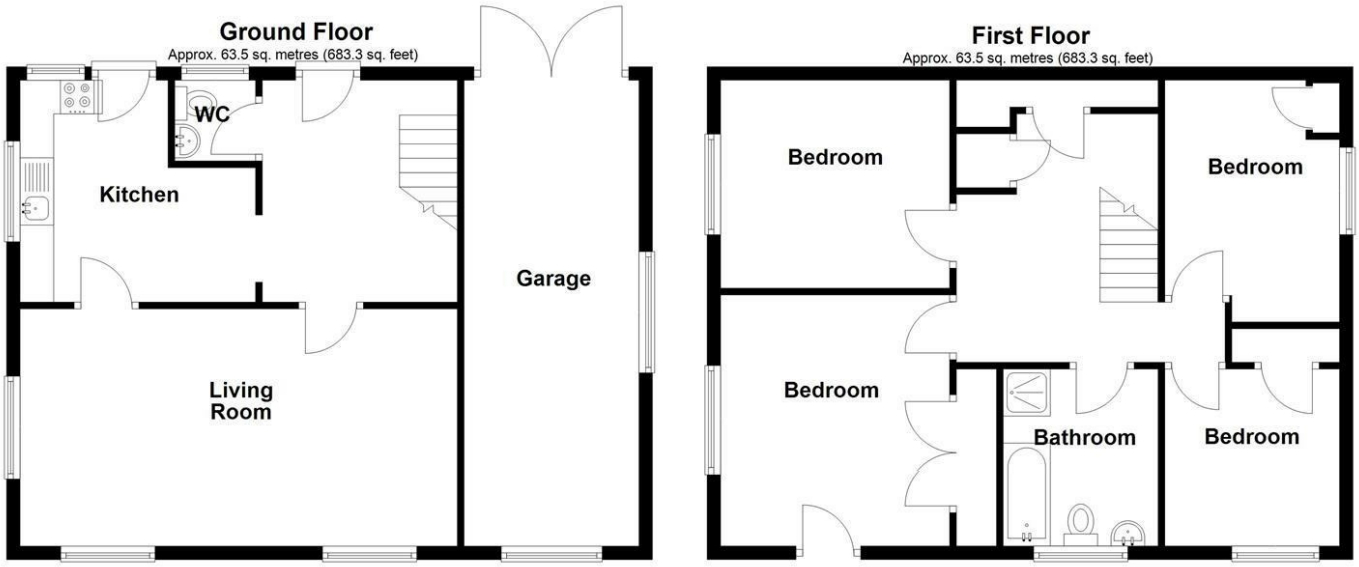
Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

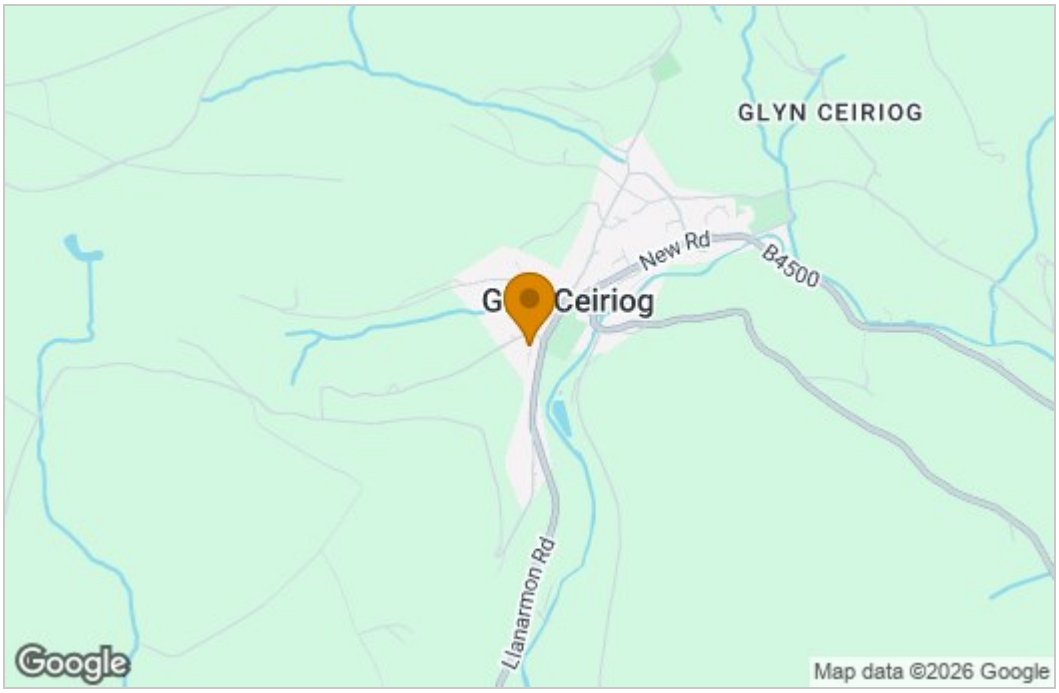
Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

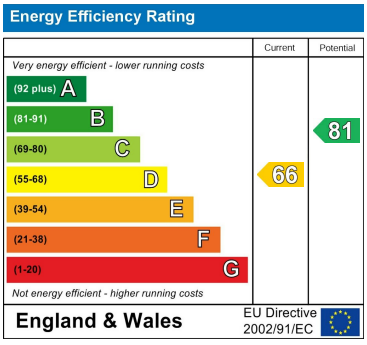
Floor Plan



Area Map



Energy Efficiency Graph



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