



Gwynfa, The Old Chapel, Tregeiriog,
Llangollen, Wrexham, LL20 7LA

**Bowen Son
and Watson**

Gwynfa, The Old Chapel, Tregeiriog, Llangollen, Wrexham, LL20 7LA

Glyn Ceiriog 3.5 miles, Llangollen 8 miles, Oswestry 8.5 miles, Chirk 10 miles, Wrexham 25 miles and Chester 32 miles.

A characterful and spacious four bedroom detached chapel conversion situated in a picturesque rural location in the village of Tregeiriog.

Gwynfa has been designed to take advantage of the location with the first floor Living Room and rear decked seating area both offering stunning views of the surrounding countryside.

The property also benefits from recently installed high efficiency "Dimplex Quantum" electric heaters and double glazing throughout.

General Remarks

Bowen Son & Watson are delighted with instructions to offer Gwynfa, 'The Old Chapel' in Tregeiriog for sale by private treaty. The internal living accommodation is extremely spacious while externally the gardens overlook the adjacent stream and picturesque surrounding countryside.

The property also benefits from a covered car port and driveway which provide ample off road parking provision. Internal inspection is essential in order to appreciate the space and character which this most individual property has to offer.

Location

Gwynfa is situated close to the centre of Tregeiriog in the Ceiriog Valley. The nearby villages of Llanarmon Dyffryn Ceiriog and Glyn Ceiriog offer a range of amenities including Shop, Post Office, Sports Centre, Hotel and renowned Restaurants/Public Houses. Glyn Ceiriog has an excellent Primary school whilst there are a number of other state and private schools within the area. A range of outdoor pursuits are on your doorstep including bridle paths, pony trekking and walking trails.

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.

Accommodation

A part glazed uPVC door from the driveway leads into:

Reception Hall

20' 7" x 9' 9" (6.28m x 2.97m narrowing to 1.86)
Wood flooring, staircase to first floor living accommodation, telephone points, "Dimplex Quantum" electric heater and doors off to ground floor bedrooms.

Staircase to First Floor Landing

Wood flooring, built in storage cupboard and doors off to:

Living/Dining Room

20' 10" x 16' 7" (6.36m x 5.06m)
Multi fuel burner set on slate hearth, wood flooring, TV point, exposed beams to ceiling and glazed full



length sliding doors with "Juliet" balcony offering far reaching views of the valley.

Kitchen/Dining Room

18' 10" x 10' 6" (5.75m x 3.19m)

Fitted base/eye level units with worktops over and inset "Belfast" sink. "Belling" range cooker with 5 ring hob and warming plate. Integrated fridge and freezer. Space/plumbing for dishwasher, wood effect flooring, beams to ceiling, part tiled walls, multi fuel burner set on tiled hearth with brick surround and glazed door to raised seating area.

Shower Room

7' 2" x 6' 7" (2.18m x 2.00m)

Suite comprising shower cubicle with "Mira" electric shower, wash hand basin with vanity unit below and low level flush w.c. Tiled walls, vinyl floor covering and extractor fan.

Bedroom One

16' 5" x 10' 0" (5.01m x 3.04m)

Fitted wardrobes, wood flooring, TV point and "Dimplex Quantum" wall mounted digital electric heater.

Bedroom Two

16' 5" x 9' 10" (5.01m x 3.00m)

Fitted wardrobes, wood flooring, TV point and "Dimplex Quantum" wall mounted digital electric heater.

Bedroom Three

10' 4" x 10' 1" (3.16m x 3.07m)

Built in wardrobe, wood flooring & "Dimplex Quantum" wall mounted digital electric heater.

Bathroom

10' 2" x 6' 11" (3.10m x 2.10m)

Measurement includes central dividing wall. Door into bath area with roll top bath, pedestal wash hand basin, tiled floor & heated towel rail. Opening to alcove with low level flush w.c. and laundry area with space/plumbing for washing machine.

Utility Room

10' 2" x 4' 8" (3.09m x 1.41m)

Accessed off reception hall with fitted wall cupboards, inset hair stylist's sink, fitted work surface and door to:

Bedroom Four

19' 3" x 8' 0" (5.86m x 2.43m)

"Dimplex Quantum" wall mounted digital electric heater, TV point and part glazed door to car port.

Outside

The property is approached over a tarmac driveway which leads to the covered car port. A pedestrian door leads to the rear gardens which include a useful workshop and log store.

The main feature of the gardens is the raised decked seating area which offers views of the surrounding valley and provides an ideal outdoor entertaining space. Steps lead down from this to a further seating area which overlooks the adjacent stream and raised flowering beds.

EPC Rating

Awaiting EPC assessment.

Council Tax Band

Council Tax Band - 'F'.



Local Authority

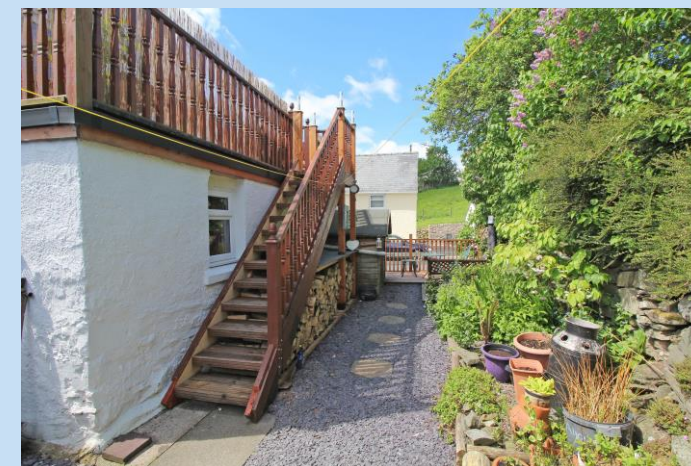
Wrexham County Borough Council, The Guildhall,
Wrexham, LL11 1AY, Tel: (01978) 292000.

Viewings & Further Information

To arrange a viewing or for further information,
please contact the agent's Chirk office on 01691
772443.

Directions

From Chirk proceed West on the B4500 towards Glyn
Ceiriog. After entering the village continue until the
mini roundabout before taking the 2nd exit onto
Llanarmon Road. Continue on this road for just under
3 miles through the hamlet of Pandy and on into the
village of Tregeiriog. The property will be found on
the right hand side just after the central cross roads.



Buying or Selling? Move with confidence ...

- Looking to **Sell** or **Let**?
- Do you need **mortgage** advice?
- Need a **Survey**?

Contact your local branch of **Bowen Son and Watson** today!



Ground Floor

Approx. 95.9 sq. metres (1034.0 sq. feet)



First Floor

Approx. 81.8 sq. metres (880.0 sq. feet)



Total area: approx. 180.6 sq. metres (1944.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE. The position, size of doors, windows, appliances and other features are approximate only. Green Valley Solutions - Unauthorised reproduction prohibited.
Plan produced using The Mobile Agent.

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 endeavor to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.



Providing a unique coverage across Shropshire,
North & Mid Wales and into Cheshire

View all our properties
on www.bowensonandwatson.co.uk



Bowen Son & Watson
Chirk Office
Tel: 01691 772443

2 Church Street Chirk Wrexham LL14 5HA
chirk@bowensonandwatson.co.uk
www.bowensonandwatson.co.uk

