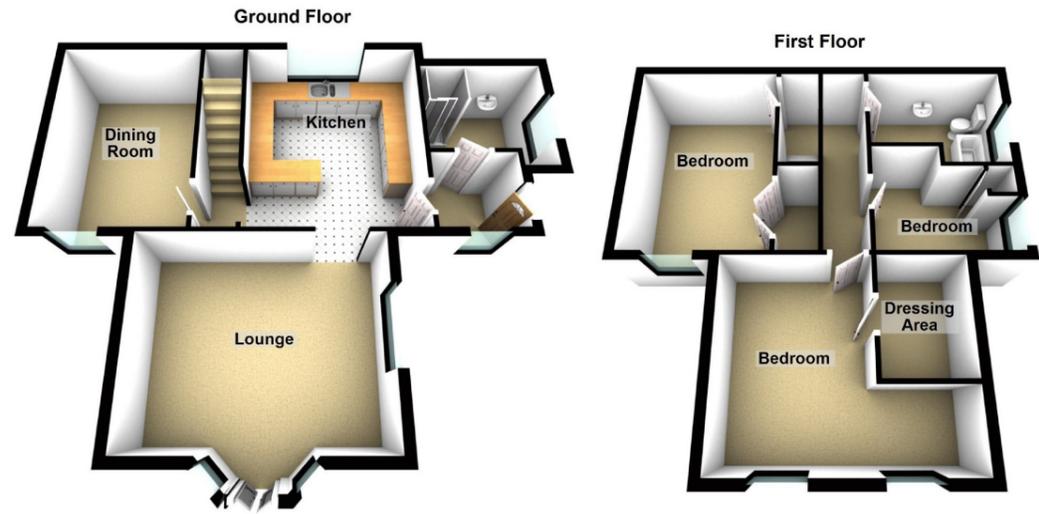


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92-100)		A (92-100)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007. Plan produced using PlanUp.



Tegfan
 Garth Road, Garth, LL20 7UY
Price £285,000

Reference: 4595

Date: 6th August 2018

TENURE Tenure as advised the property is freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.
POSSESSION Vacant possession will be given upon completion of the sale.
SERVICES Mains water, drainage, gas, electricity and BT telephone are connected subject to statutory regulations. Neither the services nor appliances have been tested and prospective purchaser's are invited to obtain specialist reports if required.
OUTGOINGS Council Tax Band details available from Wrexham County Borough Council.
VIEWING Viewing by appointment with the sole agents Wingetts, 12 Castle Street, Llangollen LL20 8NU Tel: 01978 861366



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12 Castle Street, Llangollen, Denbighshire, LL20 8NU
 Tel: 01978 861366 Fax : Email : llangollen@wingetts.co.uk
www.wingetts.co.uk





Description

A spacious and extended three bedroom detached cottage that offers stunning views across the Dee Valley towards Shropshire. Presented in excellent order the accommodation briefly comprises an entrance hall, bay window lounge with access into the front garden and enjoying far reaching views, well appointed fitted kitchen, dining room and ground floor shower room. The first floor landing gives access to three bedrooms, with the Master bedroom having the benefit of a walk in wardrobe and panoramic views. A family bathroom completes the accommodation. Externally a gated driveway gives access to the large detached garage, whilst a front garden leads to a timber decked sun terrace ideal for BBQs, additional lawned garden and parking for 2 cars. Inspection recommended.

Location

Located within the quaint village of Garth approximately three miles from the picturesque riverside tourist town of Llangollen which offers an excellent range of shopping facilities and social amenities and within commuting distance of the major commercial areas of the region such as Chester, Wrexham and Oswestry.

The Village has a highly regarded primary school within walking distance and is within the catchment area for secondary schools. Popular amongst walkers the semi-rural location offers a lovely countryside environment and is well worth exploring.

Directions

From Llangollen proceed along A539 into Trevor, turning left just after The Aussie Rooster public house, proceed up the hill passing Garth School and the



turning for Cae Bryn and then next left hand turning into an unadopted lane where after a short distance Tegfan will be observed on the right.

Accommodation

A UPVC part glazed entrance door opens to hall with UPVC double glazed window to front, wood effect laminate flooring, radiator and ceiling hatch to roof space.

Cloaks/Shower Room 8'31 x 8'12 (3.23m x 2.74m)

Appointed with modern suite of low flush wc, wash hand basin with shower cubicle, drying area, mains shower and curved splash screen, radiator, fully tiled walls, tiled floor and UPVC double glazed window.

Lounge 12'8 x 15'38 (3.86m x 5.54m)

Wood effect laminate flooring, feature walk in bay window with two UPVC double glazed tall windows and central UPVC glazed door offering stunning views across the Dee Valley. UPVC double glazed side window, radiator, TV/Sky sockets for wall mounted TV, concealed fuse box, inset ceiling spotlights.

Kitchen 13'61 x 11'58 (5.51m x 4.83m)

Well fitted with an extensive range of soft closing style base and wall units complimented by the wood block effect work surfaces with upstands incorporating a ceramic 1 ½ bowl sink unit with mixer tap, Leisure Rangemaster cooker with 7 burner gas hob, stainless steel splashback and extractor hood above, integrated dishwasher, plumbing for washing machine, space for fridge freezer, underunit lighting, UPVC double glazed window, radiator, wood effect laminate flooring, pull out spice cupboard, inset spotlights and partial beams to ceiling.

Dining Room 9'8 x 13'2 (2.95m x 4.01m)

Wood effect laminate flooring, UPVC double glazed window to front enjoying lovely views across the decked patio towards the Welsh hills, beams to ceiling, radiator, fire surround with granite insert and hearth, chrome electric fire, useful under stairs storage cupboard.



An Inner hall with radiator, ceiling spotlight and staircase to the first floor landing, 6 panel doors off to all rooms, inset spotlights to ceiling, ceiling hatch to roof space.

Bedroom One 15'37 x 12'65 (5.51m x 5.31m)

Enjoying superb panoramic views across the Valley and into Shropshire through two UPVC double glazed windows, wood effect laminate flooring, inset

spotlight's to ceiling, radiator and walk in dressing room with lighting, shelving and hanging rail.



Bedroom Two 9'76 x 13'61 (4.67m x 5.51m)

A double bedroom with UPVC double glazed window fro which to admire the view, wood effect laminate flooring, radiator, built in storage cupboard and wardrobe.



Bedroom Three 9'10 x 8'56 max (3.00m x 3.86m max)

UPVC double glazed window, radiator, storage cupboard housing the Worcester gas combi boiler and recessed shelving.

Bathroom

Appointed with a three piece suite of low flush wc, pedestal wash hand basin, bath with mixer tap and shower take off, part tiled walls, radiator, wood effect flooring and UPVC double glazed window.

Outside

Tegfan is approached through double metal vehicular gate and side matching gate that opens to a brick paved driveway which leads to the large detached garage. The brick paving continues to the rear of the property providing space for a shed and store area. To the front there is a low maintenance garden with artificial grass and timber decked sun terrace from which to enjoy the stunning view and is ideal for BBQs, lighting and power sockets are also useful. Beyond the quiet lane is additional parking for 2 cars and a lawned garden.

Detached Garage

With double doors, rear personal door and UPVC double glazed window.