

Roger Parry & Partners

# Hafod Newydd Pontfadog, Llangollen, LL20 7AS





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## Offers In The Region Of £350,000

Nestled in the centre of the picturesque village of Pontfadog, with stunning views this detached bungalow has been upgraded and modernised by the current owner offering high efficiency with solar panels and air source heating. The spacious accommodation comprises Entrance hall, living room, kitchen/diner, three bedrooms and bathroom. There are wrap around gardens, garage, driveway and a separate 0.07 acre of woodland.













**LOCATION**
The village of Pontfadog has a selection of local amenities including a Shop/Post Office and Public House. Glyn Ceiriog is also close at hand and offers a Primary School, Shop/Post Office, Doctors Surgery, Pharmacy, Sports Centre, Hotel and two Public Houses. The nearby village of Chirk offers a range of amenities including a Post Office, shops, an excellent butchers shop, as well as a swimming pool and leisure centre. There are numerous places to eat, various pubs, a Health Centre, a Library and a school. There is easy access onto the A5/A483. These routes provide direct links to the larger towns of Wrexham, Shrewsbury, the City of Chester and the motorway network beyond. The train station at Chirk offers services to Birmingham and Manchester.

**ENTRANCE HALL**
6 x 3 (1.83m x 0.91m)
Through PVC and glazed door into the hall way. Ceiling light, radiator and doors off to;

**LIVING ROOM**
16'2 x 13'6 (4.93m x 4.11m)
A beautiful room with dual aspect overlooking the gardens and making this a bright and airy room. Feature brick built fireplace with inset wood burner on a slate hearth and beam over, wood flooring, ceiling lights and radiator. Door into;

**KITCHEN/DINER**
16 x 9'11 (4.88m x 3.02m)
A modern fitted kitchen with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer below, cooker with fitted extractor hood, washing machine and dishwasher, tiled flooring, radiator and ceiling lights. There is a uPVC window overlooking the garden, with a further window to the side.

**BEDROOM TWO**
11'3 x 10'1 (3.43m x 3.07m)
Double room with uPVC window to the front, ceiling light and radiator.

**BEDROOM THREE**
11'9 x 9'10 (3.58m x 3.00m)
Double room with uPVC window to the rear, fitted wardrobe, ceiling light and radiator.

**BATHROOM**
7'7 x 9'6 (2.31m x 2.90m)
Modern white suite comprising panelled bath with shower over, low level WC and wash hand basin. Built in storage cupboard, tiled flooring, part tiled walls, uPVC window to the front, ceiling light and radiator.

**WC**
2'11 x 5'11 (0.89m x 1.80m)
Low level WC, vanity unit with wash hand basin, tiled flooring, uPVC window to the front, ceiling light and radiator.

**REAR HALL**
6 x 3 (1.83m x 0.91m)
Door from the entrance hall, with steps down to the rear hall. Providing storage space and access to bedroom one and to the rear garden. Tiled flooring, ceiling light and uPVC window and door to the rear.

**BEDROOM ONE**
12'8 x 15'7 (3.86m x 4.75m)
Spacious room having been used as a bedroom and an additional living room. With large uPVC window to the rear overlooking the garden, ceiling light and radiator. Having its own access, it is ideal for a hobby room or someone wanting more independent living.

**EXTERNAL**

**GARDEN**
The gardens are good sized and one of the property's most notable features. To the front the gardens include lawned areas bordered by rockery style gardens and a variety of mature shrubs, plants and trees. A paved path leads around the property to the rear where there are further private gardens mainly laid to lawn bordered again by mature trees & hedges.

**WOODLAND**
A short distance from the property a small coppice of woodland extending to approximately 0.07 acres (0.03 Ha) can also be located which is included in the sale.

**GARAGE AND DRIVEWAY**
20'4 x 13'2 max (6.20m x 4.01m max)
Detached single garage with up and over door to the roadside with a parking area. Pedestrian door and window to the front leading to the garden, and driveway to the side with parking area.

**Agent Note**
TENURE
We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that mains electric, water and drainage services are connected. Solar panels and air source heat pump. We understand the Broadband Download Speed is: Standard 9 Mbps & Ultrafast 1800 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING
We understand the council tax band is E - Wrexham. We would recommend this is confirmed during pre-contact enquires.

SURVEYS
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

# Floor Plan
(not to scale - for identification purposes only)



**General Services:**

**Local Authority:** Wrexham
**Council Tax Band:** E
**EPC Rating:** B
**Tenure:** Freehold
**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.
**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

**Directions:**

What3words: ///awakes.ballpoint.conspire

## Viewing arrangements

Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Oswestry Office:
23 Church Street, Oswestry, Shropshire, SY11 2SU
oswestry@rogerparry.net

01691 655334

Roger Parry & Partners



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made t o planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It s hould not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not b een photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.