

Homestyle Home of Property

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Picture perfect Ceiriog Valley retreat



Ty Mawr Erwallo is finished to a high standard

Feast the eyes and satisfy the soul by moving to Ty Mawr Erwallo, situated in the Ceiriog Valley.

This idyllic steading of 4.2 acres could not be further from the madding crowds, but should you have a need for the townships Oswestry is just nine miles away and Wrexham, Chester and Shrewsbury are all highly accessible. When this house was built in 1780 even Oswestry would have been a long walk, perhaps done on a monthly market day and special holidays? Today Ty Mawr Erwallo is easily commutable making it an idyllic lifestyle location.

Add to the location a three bedroom home finished to the very highest standard and there will be no need to swop the walking boots or garden-

ing gloves for a paint brush and DIY kit. The kitchen is a well planned contemporary place and there is a veg patch outside.

There are two reception rooms; the double sitting room extends more than eight metres, with a large inglenook fireplace sending out snug signals, while glazing to three aspects ensures ample light and more amazing views. The ground floor also has utility and cloakroom with internal and external access.

The master bedroom shares an elevated version of that panoramic gable end vista. This room also enjoys an en-suite shower room, while a further two bedrooms share the family bathroom. The package is marketed by Balfours Property Professionals with a guide of £495,000.

Selling agent, Tim Main, of Balfours said: "While this property currently has three bedrooms an adjacent outbuilding offers great scope, either for home-work space and or additional bedrooms, subject to appropriate planning. There is also a separate beautifully presented studio offering 12sq metres.

"Within the garden is a charming wain-house style double garage with slate hip roof. The gardens are laid to lawn with specimen trees and shrubs providing a superb backdrop from which to enjoy the views beyond. There is also a paddock and woodland within the ring fence of the property," adds Mr Main.

Nearby Pontfadog and Glyn Ceiriog offer a range of local amenities and there are excellent opportunities for many outdoor pursuits.

● For further information call Tim Main of Balfours on 01743 353511 or visit www.balfours.co.uk



The kitchen, brings the outside in through glazing and use of local oak craftsmanship and slate floors



The sitting room – two rooms in one