



**Modern Detached Bungalow**

**Backs Onto Fields With Open Views**

**New Kitchen & Bathrooms**

**Beautifully Presented Throughout**

**4 Bedrooms (1 En-Suite)**

**Short Cul-De-Sac Of 4 Properties**

**1 Old Farm Close**

**Bronington, Nr Whitchurch SY13 3ER**

**Offers in the Region Of £495,000**





**When it boils down to what is important when buying a property, it is not just the overall presentation, but primarily its location. Fortunately in this case, you get the best of both worlds!**

Having the huge advantage of backing onto countryside with delightful views, this lovely, detached bungalow is not overlooked and the current owners have refitted, re-decorated and updated just about every conceivable thing, to make it the desirable home that we see today.

It is located on the edge of the village within a short, quiet cul-de-sac of only 4 properties and occupies a generous plot with 3 dedicated garden areas and a driveway that can accommodate a small fleet of vehicles, in addition to the detached double garage.

The 30-foot entrance hall immediately creates a most favourable first impression, the kitchen/breakfast room and utility room have been replaced with new fittings, along with all bathrooms. In addition to the 2 separate reception rooms there is also a rear facing sunroom and 4 bedrooms, one with an en-suite shower room.

Bronington is a popular village on the outskirts of Whitchurch. It is just over the Welsh border and is served by its own primary school, church and a convenience store is currently being constructed. Swift road links provide swift vehicular access into nearby Whitchurch, Chester and Wrexham.

In summary, what we have here is a spacious modern detached bungalow with up to 4 bedrooms and in a highly regarded semi-rural location with fine rural views. Needless to say, an internal inspection is thoroughly recommended!

#### ***Services***

Mains water, electricity and drainage.

#### ***Tenure***

Freehold.

#### ***Central Heating***

GRANT VORTEX external oil fired condensing combination boiler supplying radiators and hot water.

#### ***Council Tax***

Wrexham Borough Council - Tax Band F.

#### ***Agents Note***

Check broadband speed and mobile phone signal on [Mobile and Broadband checker - Ofcom](#)

The details are set out for guidance purposes only and do not form part of a Contract or Offer. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Some photographs have been taken with a wide-angled lens. Floorplans are provided to give an overall impression of the accommodation offered by the property. They are not a true, scaled and precise representation. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. No person in the employment of AJ Reid Ltd has an authority to make any representation or warranty in relation to this property.



**Spacious Entrance Hall** 30' 7" max x 6' 6" max (9.31m max x 1.98m max) narrowing to 3' 3" (0.99m) and 6' 2" x 5' 11" (1.88m x 1.80m) Corniced ceiling, laminate flooring and loft access hatch.

**Lounge** 16' 10" x 11' 10" (5.13m x 3.60m)  
Feature fireplace with marble interior and hearth and incorporating log effect electric fire, corniced ceiling, 2 radiators and double glazed sliding patio doors leading to: -

**Sun Room** 12' 0" x 12' 0" max (3.65m x 3.65m max)  
Tiled wood effect flooring, solid roof, uPVC double glazed windows and french double doors leading to rear garden.

**Dining Room** 11' 3" x 9' 5" (3.43m x 2.87m)  
Laminate flooring, corniced ceiling, radiator and double glazed sliding patio doors leading to rear garden.

**Study/Bedroom 4** 7' 3" x 6' 6" (2.21m x 1.98m)  
Laminate flooring, corniced ceiling and radiator.

**Refitted Kitchen/Breakfast Room** 15' 3" x 10' 2" (4.64m x 3.10m)  
Double bowl ceramic Belfast sink inset in range of quartz worktops with breakfast bar, drawers, cupboards and integral dishwasher below, 5 ring electric induction hob with quartz splashback and illuminated extractor hood above, split level cooker comprising electric oven and grill with microwave above, wall cupboards, integral upright fridge/freezer, recessed ceiling spotlights, porcelain tiled floor and radiator.

**Utility Room** 7' 11" x 5' 9" (2.41m x 1.75m)  
Stainless steel sink and drainer inset in worktop with cupboard, plumbing for washing machine and storage below, full height storage cupboard, porcelain tiled floor, recessed ceiling spotlights, extractor fan and radiator.

**Master Bedroom** 13' 3" x 11' 5" (4.04m x 3.48m)  
Extensive range of fitted wardrobes, cupboards and dressing table, bedside chests, laminate flooring and radiator.

**Refitted En-Suite Shower Room** 9' 5" x 6' 6" (2.87m x 1.98m)

Large shower cubicle with mains mixer shower unit, wash hand basin inset in vanity unit and close coupled WC. Recessed ceiling spotlights, extractor fan, tiled floor, part tiled walls, illuminated wall mirror and heated chrome towel rail.

**Bedroom 2** 13' 4" x 9' 0" (4.06m x 2.74m)  
Range of fitted wardrobes, laminate flooring and radiator.

**Bedroom 3** 9' 1" x 9' 0" (2.77m x 2.74m)  
Laminate flooring and radiator.

**Refitted Family Bathroom** 9' 4" x 7' 3" max (2.84m x 2.21m max)  
Panelled bath with electric shower unit over and glazed shower screen, wash hand basin inset in vanity unit and close coupled WC., tiled floor, part tiled walls, illuminated wall mirror, recessed ceiling spotlights, heated chrome towel rail and built-in linen cupboard with slatted shelves.

## OUTSIDE

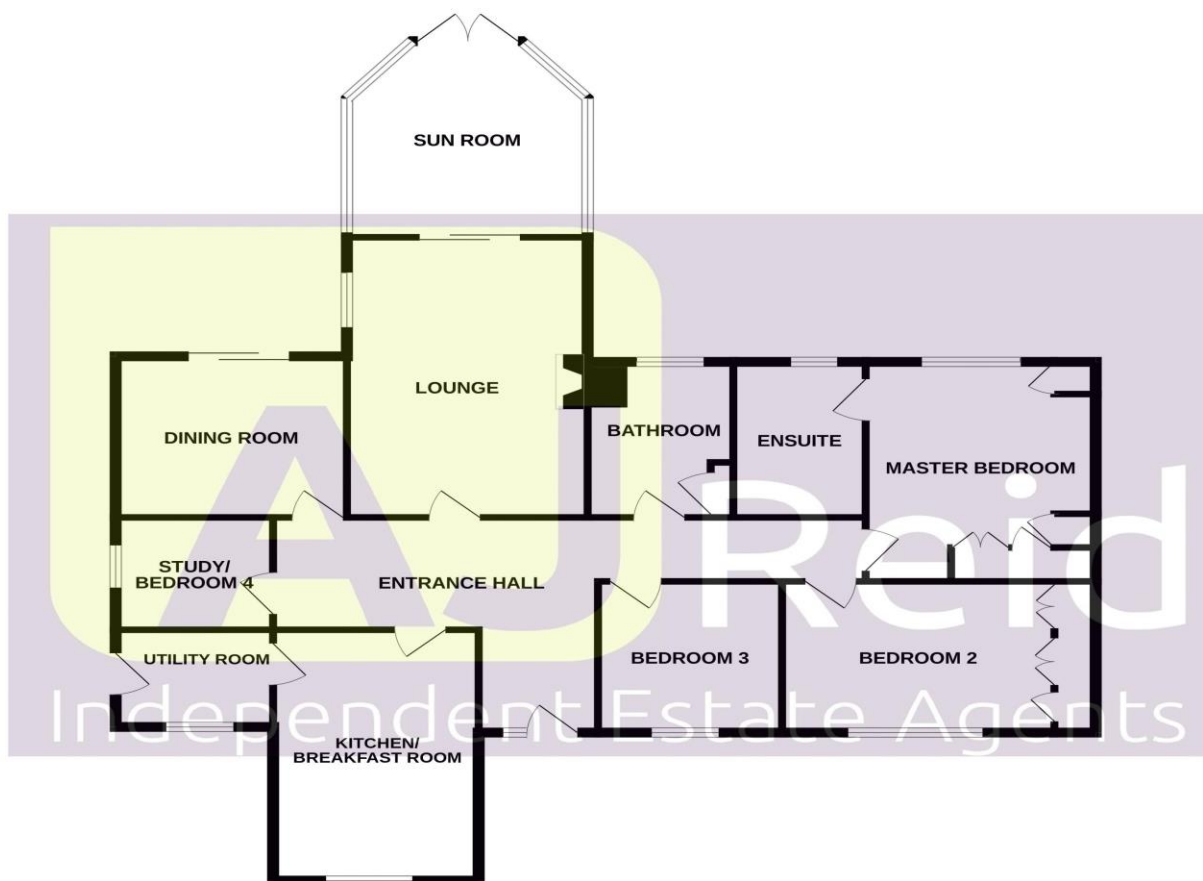
Block paved driveway with parking for at least 6 cars and leading to the **DETACHED DOUBLE GARAGE** 18' 10" x 18' 8" (5.74m x 5.69m) with electric roller door, lights and power.

Easily managed front garden with neatly tended shrub beds and extending to a generous side garden with loose slate chippings, bushes, shrubs and ornamental trees.

Second front garden area with paved patio and gravel features, side access to garage, replacement oil storage tank and GRANT free-standing oil central heating boiler. Cold water tap and enclosed utility area to the side of the garage.

Very well maintained enclosed rear garden laid to lawn with wide shrub borders having bark chippings. Two paved patio areas, large timber workshop and timber greenhouse/potting shed. Views beyond the low boundary fence over rolling countryside.

## GROUND FLOOR

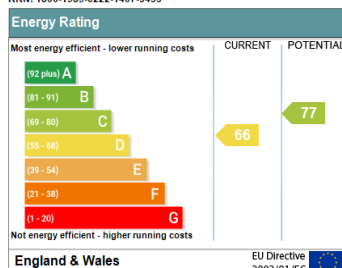


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Directions:** Take the A525 Wrexham Road from Whitchurch and proceed for approximately 2.5 miles. Turn left onto the A495 signposted Ellesmere and Oswestry and proceed for approximately 2 miles into Bronington. Turn right into New Hall Lane and first right into Old Farm Close. The bungalow is the first property on the left hand side.

**Legislation Requirement:** To ensure compliance with the latest Anti-Money Laundering regulations, Buyers will be asked to produce identification documents and proof of financial status when an offer is received by AJ Reid Ltd and prior to issue of the Memorandum of Sale.

Address: 1 Old Farm Close, Bronington, WHITCHURCH, SY13 3ER  
RRN: 1800-1989-0222-1407-3453



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