

Town & Country

Estate & Letting Agents



**1 Quinta Terrace, Chirk Bank,
LL14 5EA**

£900 Per Calendar Month

Town and Country Oswestry offer this spacious cottage style property to let located in the pretty area of Chirk Bank with the famous Shropshire canal a short walk away. The property offers large rooms with lounge, dining room, superb kitchen/ family room, two bedrooms, family bathroom and a large attic bedroom with great views. To the outside there is a court yard garden to the front along with driveway, double sized garage and lawned garden. All rentals require one month's rent in advance and one month's rent as a deposit. All deposits are held within the Deposit Protection Service (Custodial).

Directions

Take the Gobowen Road out of Oswestry (B5609) onto the A5 towards Wrexham, at the Gledrid roundabout take the first exit signposted Weston Rhyn. Proceed until reaching the primary school and turn right signposted for Chirk Bank. Proceed along over the bridge where the property will be found on the left hand side.

Accommodation Comprises

Lounge 14'11" x 9'10" (4.56m x 3.02m)



The lounge has a window to the front, door to the front, radiator and a feature brick fireplace. A door leads through to the inner hallway.

Inner Hallway

With stairs leading to the first floor and a door leading to the dining room.

Dining Room 15'0" x 12'9" (4.58m x 3.90m)



The good sized dining room is a versatile space having a window to the side, brick fireplace with an inset log burning stove, radiator, under stairs storage area, telephone point and a door leading to the kitchen.

Kitchen/ Family Room 18'4" x 13'10" (5.61m x 4.24m)



The superb kitchen/ family room is another fantastic space having a range of recently fitted base and wall units with contrasting work surfaces over and upstands, wall mounted gas fired boiler, a window to the side and the rear, plumbing for a washing machine, space for a dishwasher and tumble drier, electric oven, ceramic hob with glass splashback, chimney style extractor fan, part glazed door to the rear, wood flooring, radiator and attractive panelled walls.

Additional Photo



First Floor Landing

The first floor landing has doors leading to the bedrooms and the bathroom along with a staircase leading to the loft room.

Bedroom One 15'2" x 10'0" (4.64m x 3.05m)



A large double bedroom having a window to the front and a radiator.

Family Bathroom 9'11" x 7'4" (3.03m x 2.24m)



The family bathroom has a window to the rear, low level w.c., wash hand basin, panelled bath with a mixer tap over and mains powered shower, aqua panelling, radiator and wood flooring.

Bedroom Two 9'10" x 7'4" (3.01m x 2.26m)



The second bedroom has a window to the rear and a radiator.

Loft Room 24'1" max x 14'4" (7.35m max x 4.38m)



The fantastic loft room is ideal for a number of uses as it is a bright, versatile space. Having two Velux windows to the rear, loft hatch, ceiling timbers and beautiful exposed brickwork arches.

Additional Photo



To The Outside



There is a small enclosed courtyard garden to the front of the property with gate and path leading to the front door. To the side a shared driveway leads around to the properties. There is a block paved driveway leading to the garage with lawned garden and brick built store.

Garage 19'1" x 15'3" (5.84m x 4.67m)



The double sized garage has timber doors to the front, a window to the front and a door to the side.

Views



Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.30pm
Saturday: 9.00am to 4.00pm

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band A.

Services

The agents have not tested the appliances listed in the particulars.

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering

Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Town and Country Services

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Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

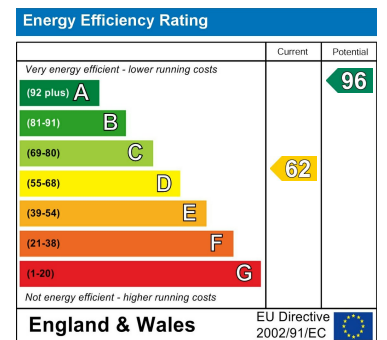
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Floor Plan

Area Map



Energy Efficiency Graph



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