

Town & Country

Estate & Letting Agents



2 Riverside Cottages , Chirk Bank, LL14 5BU

Offers In The Region Of £299,950

Town and Country Oswestry offer this absolutely delightful riverside country cottage full of original character and charm. The property has two good sized reception rooms, a spacious kitchen/ dining room and a modern family bathroom. There are two double bedrooms to the first floor with views over the garden. To the outside there are pretty gardens and an area of woodland extending to around a 1/4 of an acre in total. To the rear, the property backs onto the River Ceiriog providing a lovely backdrop. There is off road parking for several vehicles and good road access. Chirk is just a short drive away offering all daily amenities with good road links close at hand.

Directions

From Oswestry follow the signs at the roundabout towards Chirk and Wrexham. Continue along until reaching the Gledrid Roundabout. Take the second turning towards Chirk. Follow this road along passing the Poacher Pocket public house. Follow the road down to the bottom of the hill where the driveway down to the cottage will be seen on the right hand side just before the corner leading up to Chirk.

Accommodation Comprises

Hallway

The hallway has a stable door to the front, two windows to the side, tiled flooring and an oak door leading into the lounge.

Lounge 12'0" x 11'10" (3.66m x 3.62m)



The cosy lounge has a window to the front overlooking the garden, wood flooring, a focal brick fireplace with an inset electric .log burner effect' fire on a quarry tiled hearth, wall lighting, the original beamed ceiling, part panelled walls and oak doors leading to the kitchen and the sitting room.

Additional Photo



Sitting Room 14'11" x 12'0" (4.57m x 3.68m)



The sitting room is another great reception room having a window to the front overlooking the garden, radiator, wood flooring, under stairs storage cupboard, built in alcove cupboard, wall lighting and a fireplace with a quarry tiled hearth. An oak door leads through to the kitchen and a staircase leads off to the first floor.

Additional Photo



Kitchen/ Dining Room 20'11" x 9'11" (6.39m x 3.04m)



The good sized kitchen/ dining room has two windows to the rear overlooking the river, a part glazed door to the rear, tiled flooring, radiator, a range of fitted base and wall units with work surfaces over, electric oven and hob, chimney style extractor fan, plumbing for a washing machine, stainless steel sink with a mixer tap over, part tiled walls and an oak door leading to the bathroom.

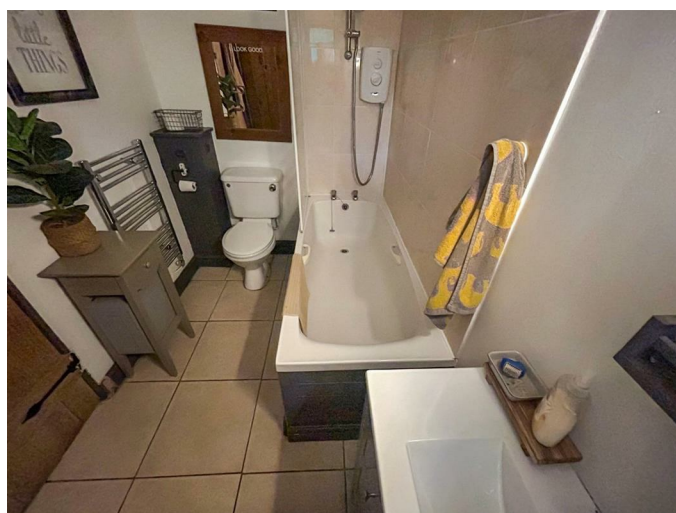
Additional Photo



Additional Photo



Family Bathroom 9'4" x 5'5" (2.87m x 1.66m)

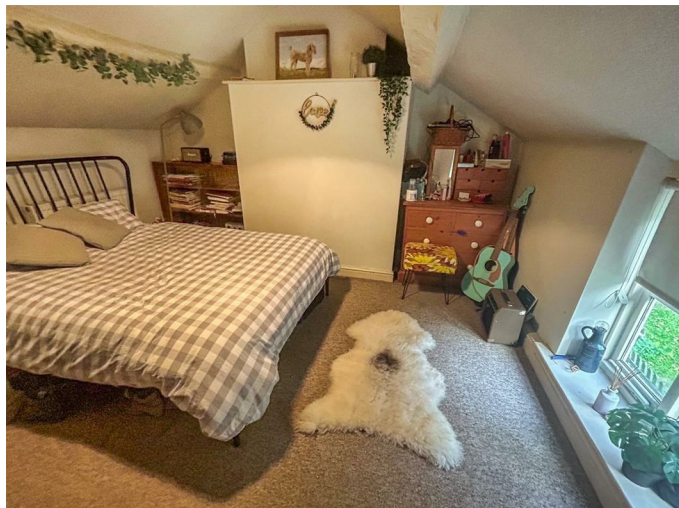


The family bathroom has a panelled bath with a Triton electric shower over and a glass screen, low level w.c. wash hand basin on a vanity unit with a mixer tap over, heated towel rail, a window to the rear, tiled flooring, extractor fan and an airing cupboard housing the Worcester boiler.

First Floor

The first floor landing has storage space and oak doors leading to the two double bedrooms.

Bedroom One 12'2" x 11'10" (3.73m x 3.62m)



The first double bedroom has a window to the front with views of the garden, ceiling beams and a radiator.

Bedroom Two 12'0" x 12'0" (3.68m x 3.67m)



The second double bedroom also has a window to the front with views of the garden, ceiling beams and a radiator.

To The Outside



The property is accessed from the road down a shared driveway with next the next door property. There is parking and turning space for several vehicles.

Gardens



Fencing and a gate lead onto the gardens with a quarry tiled path meandering to the front door. The garden is lawned and shrubbed with seating areas and access to the woodland at the side.

Additional Photo



Additional Photo



Woodland



The property also benefits from a further area of gardens and woodland to the side with mature trees and fantastic areas for entertaining and sitting out. Currently left in a natural condition, the area offers great potential being nearly a 1/4 of an acre in total. There are two sheds and an enclosure formerly used to house chickens.

Additional Photo



River Ceiriog



To the rear of the property there is a gravelled driveway that borders the River Ceiriog.

Additional Photo



Historic Photo



The current owners have a historic photo showing the cottage back in 1939.

Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

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 Wrexham Country 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.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

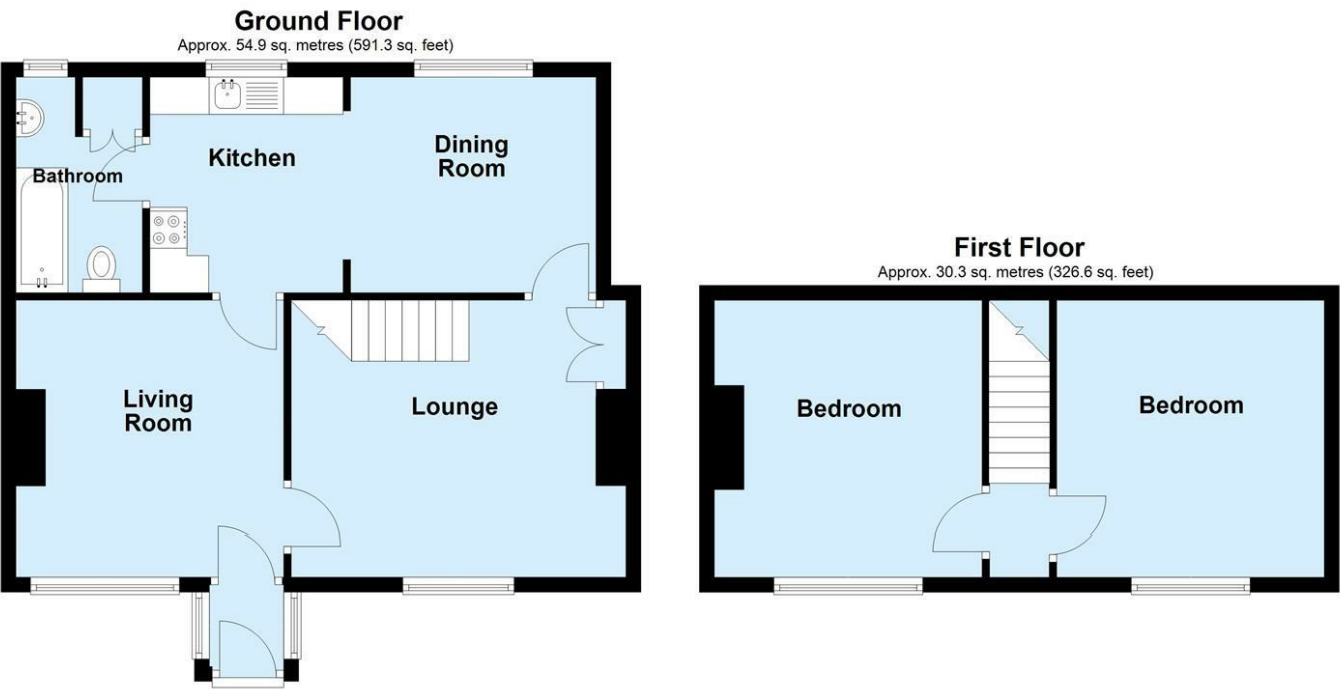
Saturday: 9.00am to 2.00pm

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.

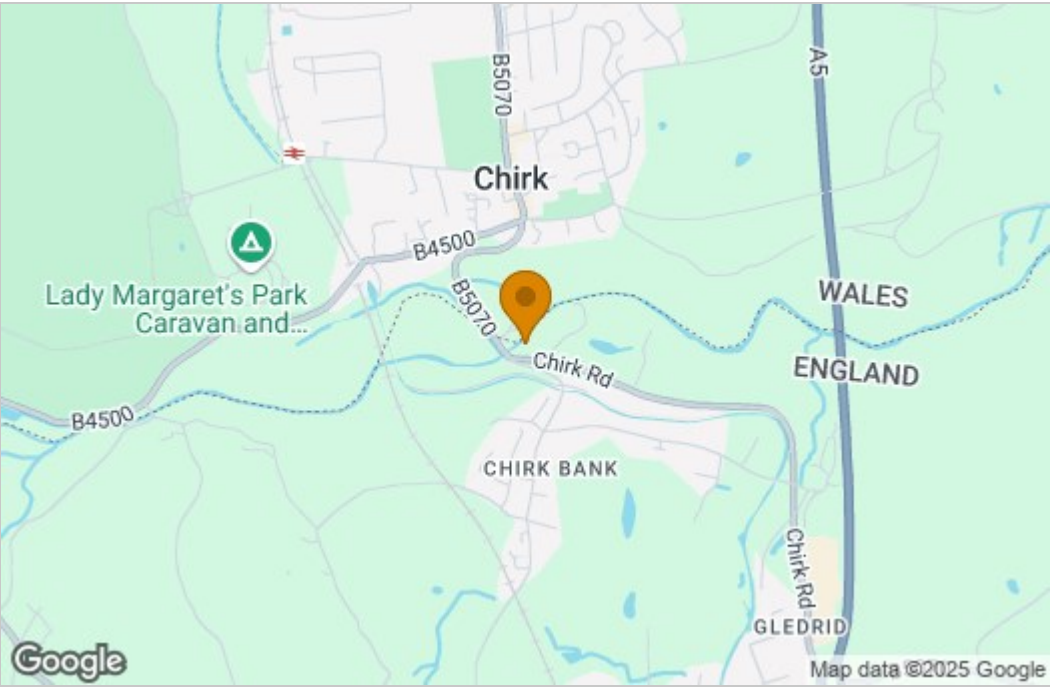
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

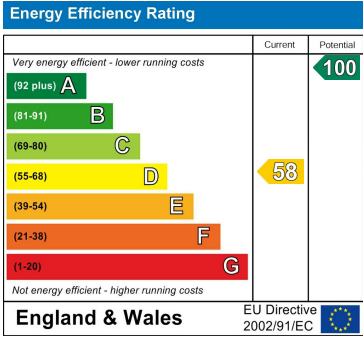


Total area: approx. 85.3 sq. metres (917.9 sq. feet)

Area Map



Energy Efficiency Graph



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