

FOR SALE

17 Bron Y Waun, Chirk, Wrexham, LL14 5PR



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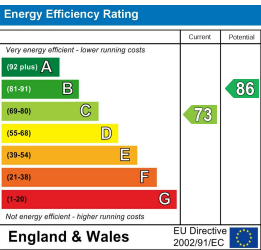
Asking Price £199,950

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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A spacious 3 Bedroom Semi-Detached House set within an established residential location within easy walking distance of local amenities and transport links including railway station. NO ONWARD CHAIN.



01691 670320

Oswestry Sales
20 Church Street, Oswestry, Shropshire, SY11 2SP
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2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Semi-Detached Family House
- 2 Reception Rooms, 3 Bedrooms
- Modern Kitchen and Bathroom
- Off-Road Parking
- Good Size Rear Garden
- NO ONWARD CHAIN

DESCRIPTION

Halls are delighted to offer 17 Bron Y Waun – a well-presented three-bedroom semi-detached home, set in a popular residential area of Chirk. This well-balanced and thoughtfully maintained family home adorns light-filled rooms and a practical yet stylish layout, ideal for modern living. The interiors offer a seamless blend of comfort and functionality, with a particularly attractive kitchen and bathroom, alongside versatile reception space.

The property enjoys a generous plot with scope for outdoor entertaining, and a covered seating area offering a sheltered retreat. With the added benefit of NO ONWARD CHAIN and excellent access to local amenities, this is a home that caters beautifully to both everyday life and future potential.

LOCATION

The property is situated in an established residential location in the popular town of Chirk which has a good range of local facilities to include Convenience Stores and a selection of independent shops, Train Station, Cottage Hospital, Infant and Primary School, Doctors Surgery and Parish Church. Larger shopping facilities are available in Wrexham (9 miles) and Oswestry (7 miles) whilst the A5 trunk road gives easy access to other centres of employment such as Shrewsbury, Telford and the Midlands and Wrexham, Chester and the Wirral to the North West.

W3W

///triangles.monorail.jots

DIRECTIONS

Proceed out of Oswestry along the Gobowen Road. On reaching the roundabout take the first exit onto the A5. Continue along this road and on reaching the next roundabout at Gledrid take the second exit sign posted Chirk. Proceed along this road passing the Poachers Pocket and The Bridge Inn to the left hand side. Continue up the bank, proceeding into Chirk, proceed and turn right by the vets into Colliery Road. Continue and turn left before the Fire Station where the property will be found on the left hand side.

THE ACCOMMODATION

A UPVC double glazed entrance door leads into:-

ENTRANCE PORCH

With access to:-

RECEPTION HALL

With radiator, built in understairs storage cupboard, stairs to first floor.

LOUNGE

4.37m x 3.80m (14'4" x 12'5")

With window to rear elevation overlooking garden, radiator.

DINING ROOM

3.41m x 3.38m max (11'2" x 11'1" max)

With window to front, radiator.

KITCHEN

3.34m x 2.85m (10'11" x 9'4")

Fitted with a range of modern wall and floor units with worksurfaces over and tiled surround. Stainless steel sink and drainer. Integrated electric oven with 4 ring hob with stainless steel chimney extractor hood over. Space and plumbing for appliances, gas boiler, radiator, part tiled walls.

FIRST FLOOR LANDING

With loft hatch and access to:-

BEDROOM 1

4.34m x 3.39m max (14'2" x 11'1" max)

With window, fitted wardrobe, built in storage cupboard and radiator.

BEDROOM 2

3.42m x 3.39m max (11'2" x 11'1" max)

With window and radiator.

BEDROOM 3

3.34m x 2.26m (10'11" x 7'4")

With window and radiator.

BATHROOM

Fitted with a modern suite comprising panelled bath with shower attachment and glazed splash screen, pedestal wash hand basin and low level flush WC. Part tiled walls, radiator.

GARDENS AND GROUNDS

To the front of the property the vendors have created the provision for off road parking subject to a dropped kerb being installed with Local Authority consent. The gardens are well proportioned and accessed via a timber pedestrian gate to the side of the drive. The side garden is laid to lawn and leads to the rear garden which is a notable feature creating an ideal entertaining area with covered seating area and decked patio with timber garden store.

TENURE

The property is said to be of Freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL COUNCIL AND COUNCIL TAX

Wrexham County Borough Council, The Guild Hall, Wrexham
TEL: (01978) 292000
Council Tax Band 'C'

AGENTS NOTE

The internal photographs have been supplied by the owner before they moved into the property.

VIEWINGS

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670 320 or Email oswestry@halls.gb.com

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.