

FOR SALE

17 Bronywaun, Chirk, Wrexham, LL14 5PR



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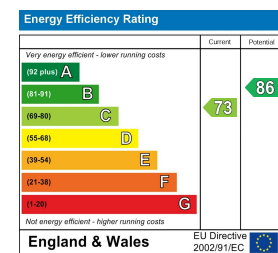
£199,950

17 Bronywaun, Chirk, Wrexham, LL14 5PR

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



****MOTIVATED SELLER - NO CHAIN**** - A spacious three bedroom semi-detached family house which enjoys a pleasant position within this traditional residential locality and being conveniently placed for local amenities and transport links. The property benefits from gas fired central heating and UPVC double glazing and briefly comprises: Entrance Porch, Reception Hall, Lounge, Dining Room, Kitchen, First Floor Landing, Three Bedrooms, Bathroom and Gardens.



01691 670 320

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



3 Bedroom/s



1 Bath/Shower Room/s



- Semi-Detached Family House
- Two Reception Rooms
- Modern Kitchen and Bathroom
- Three Bedrooms
- Gas Fired Central Heating
- Gardens to Side and Rear

LOCATION

The town of Chirk has a range of local facilities to include Convenience Stores, Train Station, Cottage Hospital, Infant and Primary School, Doctors Surgery and Parish Church, all of which go to serve the localities day to day needs. 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.

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 observed 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")

With Window to side and exterior door to rear garden, a range of modern fitted wall and floor units, worksurfaces, stainless steel sink and drainer. Integrated electric oven with 4 ring hob and extractor hood over. space and plumbing for appliances, gas boiler, radiator, part tiled walls.

FIRST FLOOR LANDING

With loft hatch and access to:-

BEDROOM ONE

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

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

BEDROOM TWO

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

With window and radiator.

BEDROOM THREE

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

With window and radiator.

BATHROOM

With window and a modern suite comprising: panelled bath with shower attachment, pedestal wash hand basin and low flush WC, part tiled walls and 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.

VIEWINGS

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

LOCAL COUNCIL AND COUNCIL TAX

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

HOW TO MAKE AN OFFER

If you are interested in buying this property, you have to view. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist further. We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples; Passport/Photographic Driving Licence and a recent Utility Bill.

AGENTS NOTE

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