

# BOWEN

PROPERTY SINCE 1862



Offers in the region of £325,000

🏠 3 Bedrooms    🚿 2 Bathrooms

2 Aqueduct Cottages, Chirk Bank,  
Chirk, Shropshire, LL14 5DA



## 2 Aqueduct Cottages, Chirk Bank, Chirk, Shropshire, LL14 5DA

### General Remarks

A superbly located three bedroom semi detached property which fronts onto the Llangollen Canal near to the Chirk Aqueduct.

The property has been run as a successful holiday cottage for a number of years and combines a picturesque setting with well planned living accommodation and large gardens.

The accommodation itself retains a number of characterful features and is warmed by a modern oil fired boiler with double glazing throughout. Off road parking is provided to the side and early inspection is highly recommended by the sole selling agent.

**Location:** The property is situated on the fringes of the popular village of Chirk Bank with frontage onto the Llangollen Canal and views of the River Ceiriog to the rear.

Chirk Bank is situated between Chirk and Weston Rhyn both of which offer an excellent range of local amenities including shops, post office, public houses and excellent primary schools.



Easy access onto the A5/A483 provides links to the larger towns of Oswestry, Wrexham, Shrewsbury and the city of Chester. Chirk has a train station which provides services to Birmingham and Manchester.

### Accommodation

A part glazed door at the front of the property leads into:

**Hall:** 10' 4" x 5' 4" (3.14m x 1.62m) Stairs to first floor landing, radiator, understairs cupboard and doors off to:

**Living Room:** 13' 5" x 12' 5" (4.09m x 3.79m) max Open fireplace with tiled hearth and decorative surround. TV/telephone points and radiator. Views of Llangollen Canal to the front.

**Dining Room:** 17' 9" x 6' 9" (5.42m x 2.07m) Radiator, built in storage cupboard, access to loft space (where Consumer Unit is located) and doors off to:

**Kitchen:** 13' 9" x 9' 7" (4.19m x 2.93m) Range of fitted base/eye level wall units with worktops over and inset 1.5 bowl stainless steel sink/drain. Integrated oven and hob with extractor hood over. Integrated fridge, space/plumbing for dishwasher, tiled floor, part tiled walls, 'Worcester' oil fired boiler, part glazed door to side and separate doors off to:

**Utility:** 8' 8" x 8' 2" (2.65m x 2.48m) Range of fitted base/eye level wall units with worktops over and inset stainless steel sink/drain. Space/plumbing for washing machine, tumble dryer and freezer. Radiator and extractor fan.

**Shower Room:** 5' 0" x 4' 9" (1.52m x 1.44m) Suite comprising shower cubicle with electric shower, wash hand basin and low level flush w.c. Radiator, tiled floor and tiled walls.

**Stairs to first floor and landing:** Access to loft space and doors off to:

**Bedroom 1:** 10' 3" x 9' 7" (3.13m x 2.92m) max Radiator and views of Llangollen Canal to the front.

**Bedroom 2:** 9' 2" x 9' 1" (2.80m x 2.76m) max Radiator.

**Bedroom 3:** 9' 2" x 6' 9" (2.80m x 2.06m) Radiator, built in overstairs cupboard and views of Llangollen Canal to the front.

**Bathroom:** 8' 11" x 8' 6" (2.73m x 2.59m) Suite comprising panel bath, pedestal wash hand basin and low level flush w.c. Airing cupboard housing hot water cylinder and slatted shelving. Radiator and part tiled walls.

**Outside:** At the front of the property is an enclosed garden area looking onto the Llangollen Canal. Off road parking provision is provided to the side with gated access to the gardens.

These include a decked seating area at the side with a paved patio and ornamental pond beyond, adjoining the lawned gardens to the rear.

At the far end of the garden a pedestrian gate provides access to an area of sloping garden adjoining Woodland with views over the River Ceiriog below.















follow this road ahead and the property will be found on the right hand side.

<https://what3words.com/confining.peach.manage>

**EPC Rating:** Awaiting EPC assessment.

**Council Tax Band:** The property is not currently registered for Council Tax and is currently registered for Business Rates due to its use as a Holiday Cottage, with a current Rateable Value of £1,925.

The property can be re-registered for Council Tax if occupied as a residential dwelling rather than Holiday Cottage. The previous Council Tax Banding for the property was a Band B.

**Local Authority:** Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury.

**Directions:** From the A5 take the B5070 at the Gledrid roundabout signposted towards Chirk. Continue before turning left by the Bridge Public House signposted for Chirk Bank.

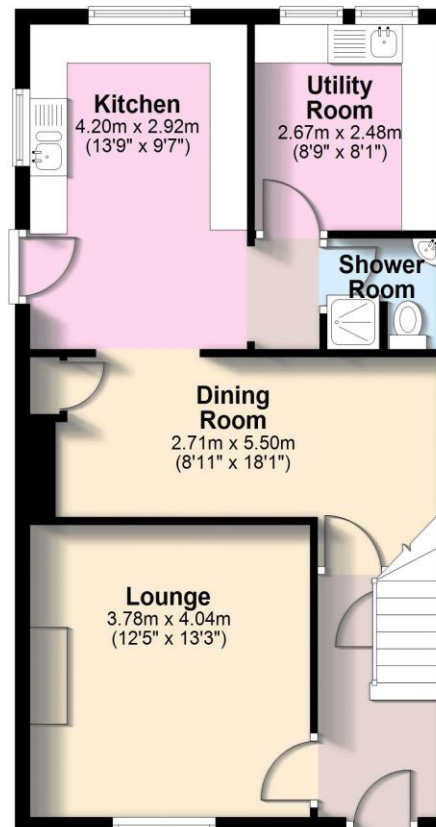
Proceed towards Chirk Bank and just before the Canal bridge, turn right onto the road which leads alongside the Llangollen Canal itself. Continue to

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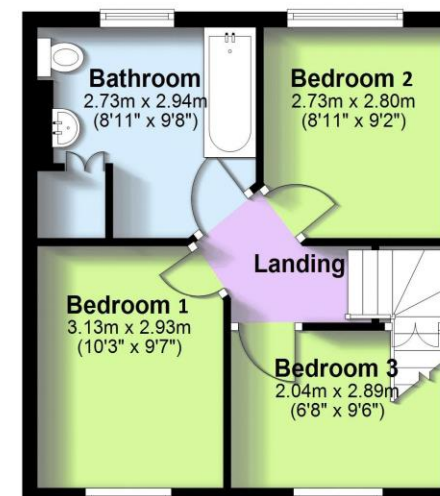
## Ground Floor

Approx. 56.4 sq. metres (606.8 sq. feet)



## First Floor

Approx. 32.8 sq. metres (352.7 sq. feet)



Total area: approx. 89.1 sq. metres (959.5 sq. feet)

All measurements are approximate & for display purposes only.  
Plan produced using PlanUp.

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