

BOWEN

PROPERTY SINCE 1862

1 The Gables



Additional Gardens

Asking Price £179,950

2 Bedrooms 1 Bathroom

1 The Gables, Fron Isaf, Chirk,
Wrexham, LL14 5AH

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General Remarks

A characterful and picturesquely located two bedroom cottage believed to have been constructed in the early 19th Century. The property was formerly party of the Chirk Castle Estate and is located in both the Clwydian Range and the Dee Valley Area of Outstanding Natural Beauty.

The property has been extensively refurbished by the current owners, including being fully reroofed using reclaimed local Welsh slate for any slates replaced, internal plaster replaced with lime plaster where required and the front porch being repaired with a new oak structure.

The property also includes extensive gardens which again have been the subject of extensive improvement, off road parking provision and long ranging views to the east. Internal inspection is essential in order to fully appreciate this rare addition to the sales market.

Location: The property is situated in the hamlet of Fron Isaf on the fringes of the picturesque Ceiriog Valley which offers a variety of activities including fishing, walking, pony trekking and mountain biking. There is an extensive array of local footpaths including Offa's dyke along Stryt y Veri, while roughly 1 mile to the south is Chirk Castle and



roughly 1 mile to the north is Pontcysyllte aqueduct. The nearby town of Chirk (2 miles) has a range of shops and amenities while the A5/A483 offers direct links to the larger towns of Llangollen, Oswestry, Wrexham and the City of Chester. The train station at Chirk offers services to Birmingham and Manchester, with onward links beyond.

Accommodation

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

Oak Framed Entrance Porch: With glazed door into:

Living Room: 14' 7" x 10' 9" (4.45m x 3.28m) Quarry tiled flooring, exposed light oak beams, views of countryside to front, raised log burner, radiator, stairs to first floor landing, understairs cupboard and door to:

Kitchen: 14' 7" x 8' 11" (4.45m x 2.72m) Range of freestanding bespoke solid wood cabinets with granite worktops over and inset Belfast sink unit. Space for a cooker and fridge freezer. Radiator, exposed light oak beams, lime plastered walls with clay paint, original tiled flooring, tiled splashbacks, views of countryside to front and door into:

Utility/Pantry: 11' 0" x 5' 1" (3.35m x 1.55m max.) Roof was replaced in 2020. Room offers space and plumbing for a washing machine and tumble dryer. Door to rear yard.

Stairs to first floor landing: With radiator and door to:

Bedroom 1: 14' 6" x 10' 10" (4.42m x 3.30m max) Fitted wardrobes with ample storage, wood flooring, exposed beams, radiator, views of countryside to front, over stairs platform and door to:

Bedroom 2: 8' 11" x 6' 6" (2.73m x 1.99m) Telephone point, exposed beams, fitted wardrobes and storage cupboards providing ample storage, radiator, views of countryside to front and door to:

Shower Room: 8' 6" x 5' 5" (2.60m x 1.64m) Suite comprising walk-in shower cubicle with mixer shower,

wash hand basin with vanity unit below and concealed flush WC. Tiled floor, tiled walls and heated towel rail.

Garage/Workshop: 10' 0" x 7' 3" (3.05m x 2.22m) Garage too small for most cars but ideal for storage or a workshop. With double doors to driveway.

Off Road Parking: To the front of the property a driveway leads from the roadway providing off road parking and access to the garage.

Front Gardens: Steps leading through the terraced gardens to the front entrance porch. The oil fired boiler is located at the front of the property with the oil tank which was replaced in 2021, adjacent to the driveway.

Additional Gardens: The property also includes extensive additional gardens located on the opposite side of the access roadway, as can be seen on the enclosed identification plan. These have been improved by the current owners and offer views across Shropshire and Cheshire plains, with south Shropshire hills, Peckforton and Wrekin also visible.

The gardens are east facing, with terracing down towards the eastern and southern boundaries. They include a collection of semi-mature shrubs and small trees, free draining loamy soil, good for growing and eight fruit trees including plums, apples, pears plus one cherry tree.

There are also two ornamental cherries present, rhubarb and a soft fruit growing patch. There is lots of vegetable growing space with a glazed greenhouse and shed also sited within the land. Finally, a timber summer house with double glazing provides the perfect environment in which to enjoy the exceptional views out over the adjoining countryside.

Summer House: 10' 11" x 10' 11" (3.32m x 3.32m) Timber framed construction with extensive views and a seating area to the front.









where the driveway for 1 The Gables will be seen on your right hand side, with the property seen above.

What three words locations are below.

Street Parking for Viewings:

<https://what3words.com/exam.emulated.alas>

House:

<https://what3words.com/hairspray.remotest.flasks>

(middle property up stone steps)

Garden entrance:

<https://what3words.com/stall.almost.gives>

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We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

Services: We are informed that the property is connected to mains electricity, mains water and is warmed by an oil fired central heating system, supplemented by the multi fuel burner in the Living Room. The property discharges to a septic tank located on the neighbouring property's (Peacehaven's) land. The septic tank and drainage is shared with the neighbouring properties Greenlyn and Peacehaven, with shared responsibility for maintenance.

Council Tax Band: Council Tax Band - 'C'.

Local Authority: Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY. Tel: (01978) 292000.

EPC Rating: EPC Rating - Band 'E' (42).

Directions: From Chirk turn left onto Station Avenue and proceed out of the town over the mini roundabout, following the road around to the right passing Chirk Castle's White Gates on your left. Continue to follow the road ahead rising upwards for circa two miles keeping left at the fork in the road.

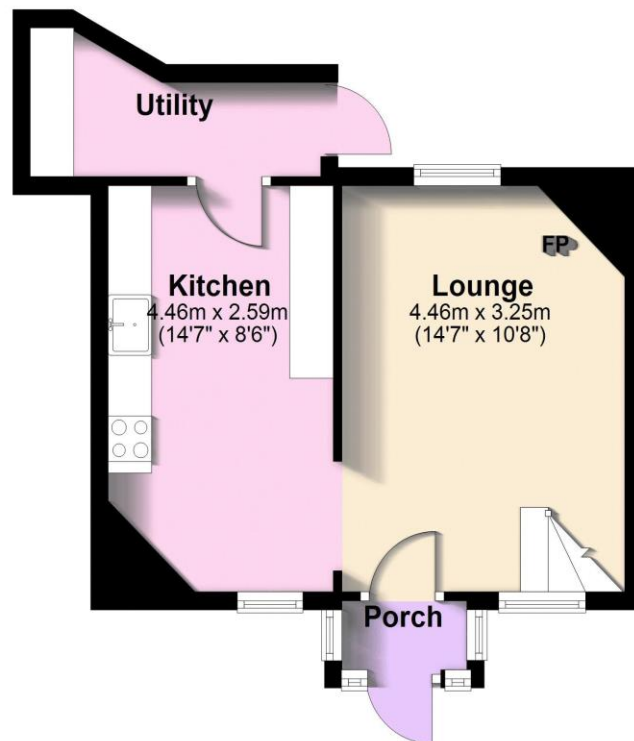
As the road widens you will see a Red Post Box on your right hand side. Please park here and then turn right, walking down the roadway around to the right

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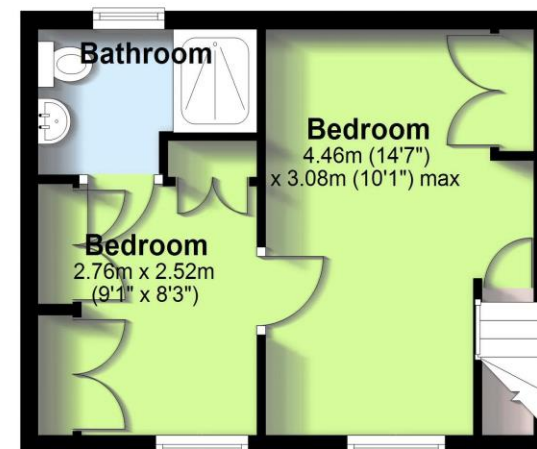
Ground Floor

Approx. 32.0 sq. metres (344.2 sq. feet)



First Floor

Approx. 25.4 sq. metres (273.5 sq. feet)



Total area: approx. 57.4 sq. metres (617.7 sq. feet)

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

