

BOWEN

PROPERTY SINCE 1862



Offers in the region of £159,950

Bryn Eglwys Cottage, Church Street,
Chirk, Wrexham, LL14 5HA

🛏 2 Bedrooms

🚿 1 Bathroom

Bryn Eglwys Cottage, Church Street, Chirk, Wrexham, LL14 5HA



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General Remarks

Located in a quiet location at the end of a short private road in the centre of Chirk is this spacious two bedroom cottage. The property offers two reception rooms which supplement the Kitchen on the ground floor. While on the first floor, there are two double bedrooms and the Bathroom.

The property is warmed by a modern electric heating system in addition to the log burner located in the dining room. Externally there is off road parking provision alongside a small yard area opposite with timber framed outbuilding. Early inspection is recommended as the property is offered for sale with no onward chain.

Location: The property is situated in a much sought after central location in Chirk. The town centre is nearby as is the Chirk Aqueduct which has been designated as a UNESCO World Heritage Site. The town itself contains an excellent range of shops, Public Houses and local amenities including excellent Infant and Junior schools.

Easy access onto the A5 and A483 provides direct links to the larger towns of Llangollen, Oswestry, Wrexham and the City of Chester. Chirk also has a train station which provides links to Birmingham, Manchester, London and Cardiff alongside regular services to the county towns of Chester and Shrewsbury.

Accommodation

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

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Dining Room: 15' 1" x 12' 7" (4.60m x 3.84m) max Wood flooring, multi fuel stove with back boiler linked to hot water system and several radiators. Additional Dimplex electric radiator, TV/telephone points, under stairs cupboard, stairs rising to first floor and doors off to:

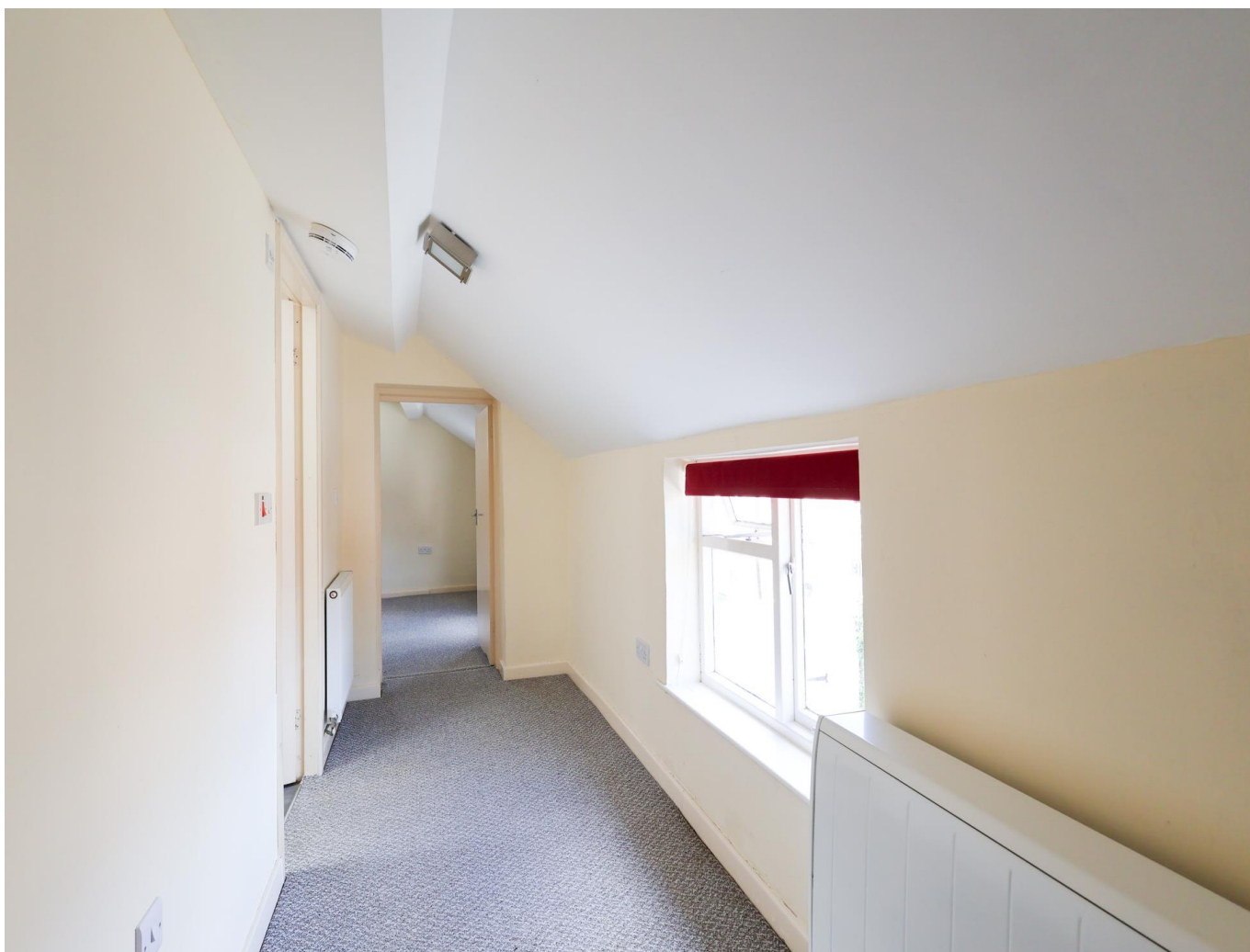
Kitchen: 12' 7" x 10' 8" (3.84m x 3.26m) max Range of modern fitted base/eye level wall units with worktops over and inset 1.5 bowl stainless steel sink/drain. Space for cooker, fridge, freezer and washing machine. Quarry tiled floor,

built in pantry cupboard and Dimplex electric radiator.

Lounge: 12' 7" x 12' 2" (3.83m x 3.71m) Wood flooring, Dimplex electric radiator, TV/telephone points and cast iron feature fireplace (not in use).

Stairs to first floor landing: 13' 7" x 4' 8" (4.137m x 1.434m) Radiator, Dimplex electric radiator and doors off to:

Bedroom 1: 12' 2" x 12' 7" (3.70m x 3.84m) max Radiator and Dimplex electric radiator.





Bedroom 2: 12' 7" x 10' 9" (3.84m x 3.27m)

Dimplex electric radiator.

Bathroom: 11' 5" x 7' 5" (3.48m x 2.26m) max Suite comprising panel bath, separate shower cubicle, pedestal wash hand basin and low level flush w.c. Radiator, airing cupboard with hot water tank, Velux roof window, extractor fan and heated towel rail.

Outside: The property includes off road parking provision adjacent to the front of the property and a small covered yard with timber storage shed opposite.

EPC Rating: EPC Rating - Band 'D' (58).

Council Tax Band: Council Tax Band - 'D'.

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

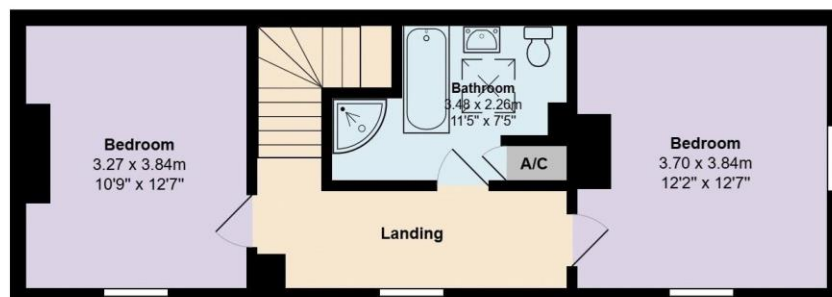
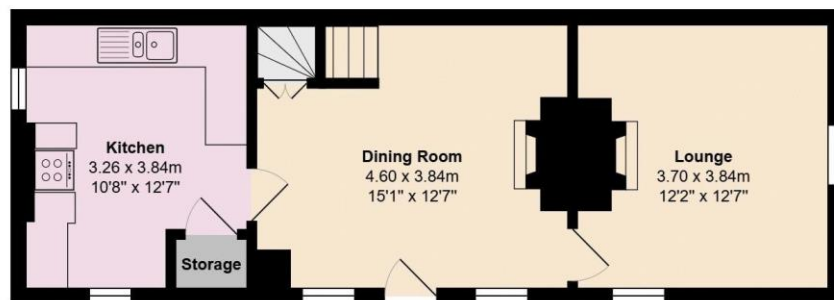
Services: We are informed that the property is connected to mains electric, water and drainage supplies.

Tenure: We are informed that the property is freehold, subject to vacant possession on completion.

Directions: From the church at the entrance to Chirk proceed north along Church Street and after a short distance the access roadway to the property will be found on the left hand side opposite the Gerrards Bakers on the right. Turn left here and the property will be found on the left hand side.



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Total Area: 91.2 m² ... 982 ft²

All measurements are approximate and for display purposes only

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