

BOWEN

PROPERTY SINCE 1862



Asking Price £295,000

🛏 2 Bedrooms

🛁 2 Bathrooms



Canalside Location

1 Gledrid Terrace, Gledrid, Chirk,
Wrexham, LL14 5DN

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General Remarks

A spacious and characterful two bedroom end of terrace property situated in a quiet location adjacent to the Shropshire Union Canal. The property is immaculately presented and includes a generously sized plot with extensive gardens alongside off road parking provision and a garage which is located a short walk along the access roadway. Internally the property retains a wealth of features which supplement the nicely proportioned accommodation. A dual facing log burner between the Living Room and Dining Room is a particular feature.

This most individual property offers the benefits of country living alongside accessibility to transport links and local centres. The large canalside gardens are a most notable feature and provide access onto the towpath itself. The property also includes a useful garage which provides parking and storage space above. Internal inspection is highly recommended by the sole selling agent.

Location: The property is situated at Gledrid on the fringes of the village of Chirk Bank adjacent to the



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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.

Shropshire Union Canal and within the UNESCO world heritage site which includes the nearby Chirk Aqueduct. 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 uPVC door at the front of the property leads into:

Porch: With glazed uPVC door into:

Sitting/Dining Room: 13' 1" x 10' 10" (4.00m x 3.31m) Beams to the ceiling, dual facing woodburner set within brick fireplace (also looks onto lounge), exposed brick chimney breast housing shelving with fitted cupboards to the side. Radiator, telephone point and door into:

Lounge: 15' 2" x 10' 11" (4.63m x 3.34m) max Dual facing Woodburner set within an open brick fireplace with raised tiled & brick hearth. Exposed beams to the ceiling, radiator, TV point and uPVC French windows leading into the garden.

Kitchen/Breakfast Room: 24' 2" x 10' 3" narrowing to 4' 5" (7.37m x 3.12m narrowing to 1.35m) Fully fitted kitchen with matching base units and eye level wall cupboards, granite effect worktop over, Neff induction hob with feature backsplash & Neff stainless steel extractor hood above. Worcester oil fired boiler, Integrated Neff oven/grill and separate

Neff microwave. Integrated fridge and freezer, integrated dishwasher, ceramic sink and drainer with mixer tap over, radiator, fitted breakfast bar, Velux window, spotlights to the ceiling, stairs to first floor landing and uPVC door into:

Side Entrance Porch: 6' 7" x 3' 9" (2.00m x 1.14m) With tiled floor, uPVC door to outside. Door into:

Utility: 6' 0" x 4' 11" (1.83m x 1.51m) Tiled floor and space and plumbing for washing machine and tumble dryer.

Inner Hall: Hallway off Kitchen with pantry cupboards and door into:

Bathroom: 8' 6" x 4' 9" (2.58m x 1.45m) Bathroom suite comprises panel bath, low level flush WC, pedestal wash hand basin, heated towel rail, tiled surround and extractor fan.

Stairs to first floor landing: 19' 11" x 4' 8" (6.08m x 1.43m) Very useful space which is generous in size and currently used as a study with windows overlooking the rear garden. Radiator and doors off to:

Bedroom 1: 12' 7" x 10' 10" (3.84m x 3.29m) max Feature cast iron fireplace with tiled inset and timber surround. Radiator.

Bedroom 2: 13' 1" x 10' 10" (3.98m x 3.30m) Radiator.

Shower Room: 6' 7" x 4' 9" (2.01m x 1.44m) Fitted shower cubicle with dual shower heads, wash hand basin with vanity cupboard below, low level flush WC and heated towel rail. Velux window and extractor fan.









Outside: The property offers large and well stocked gardens to both the side and rear with direct access via a pedestrian gate onto the Canal towpath beyond. The gardens themselves include large lawned areas, a paved patio, ornamental pond, vegetable garden, glazed greenhouse and garden shed (2.74m x 2.13m) with light and power.

Garage: 17' 3" x 14' 7" (5.27m x 4.44m) Light and Power laid on with storage space above.

EPC Rating: EPC Rating - Band 'D' (59).

Council Tax Band: Council Tax Band - 'B'.

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

Services: We are informed that the property has mains electricity, water and drainage connections. There is a private oil fired central heating system.

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

Directions: From the A5 take the B5070 at the Gledrid roundabout signposted towards Chirk. Just before reaching the Poachers public house on the left hand side, there is a turning signposted left for Gledrid Terrace. Turn left here and proceed down the access roadway where the property will be found at the far end of the terrace on the right hand side.

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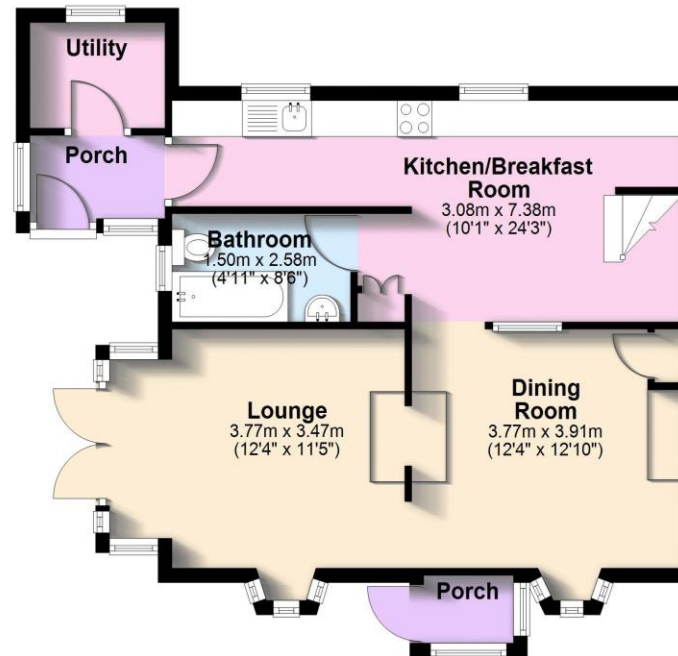
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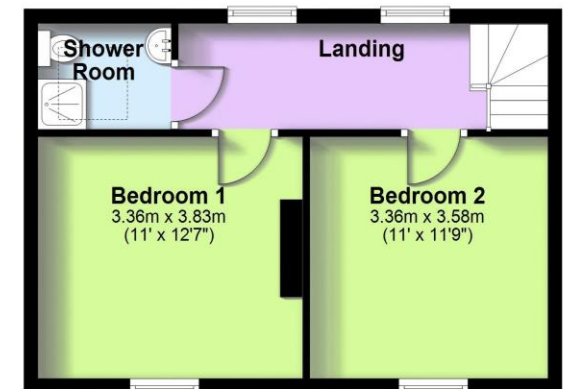
Ground Floor

Approx. 57.7 sq. metres (620.9 sq. feet)



First Floor

Approx. 36.4 sq. metres (392.2 sq. feet)



Total area: approx. 94.1 sq. metres (1013.1 sq. feet)

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

