

BOWEN

PROPERTY SINCE 1862



Offers in Excess of £250,000

1 Woodlands Cottages, Gledrid, Chirk,
Wrexham, LL14 5DG

3 Bedrooms

1 Bathroom

1 Woodlands Cottages, Gledrid, Chirk, Wrexham, LL14 5DG



General Remarks

A historic three bedroom semi-detached character cottage retaining a host of original features and situated within the Pontcysyllte Aqueduct and World Heritage site, with the Llangollen canal a short distance across the road opposite. The property offers well proportioned family accommodation, together with mature gardens at the rear and ample parking to the front. The property is warmed via a gas fired range which provides the central heating and hot water, whilst the majority of the windows are double glazed. The property is offered for sale with no onward chain and internal inspection is highly recommended.

Location: The property is situated in Gledrid on the fringes of Chirk Bank close to the Llangollen branch of the Shropshire Union Canal and Chirk Aqueduct, forming part of the UNESCO World Heritage site. 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 and Shrewsbury and the cities of Wrexham and 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:

Porch: 6' 2" x 5' 3" (1.88m x 1.59m) Tiled floor and door to:

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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.

Lounge: 15' 2" x 13' 11" (4.63m x 4.23m) Open fireplace, built-in storage cupboard, separate understairs storage cupboard, radiator, TV/telephone points and doors off to:

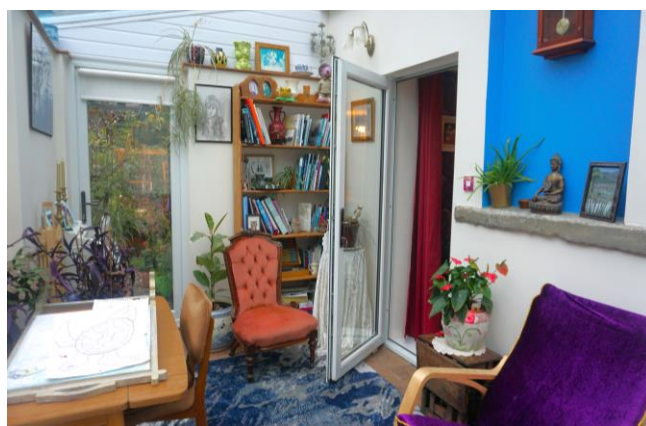
Garden Room/Conservatory: 16' 6" x 7' 7" (5.04m x 2.31m) Tiled floor and door to rear gardens.

Kitchen/Diner: 15' 11" x 13' 10" (4.86m x 4.21m) Comprising a range of fitted base units with tiled worktops over. Rayburn gas fired range cooker (which also serves the central heating and hot water systems). Belling range cooker

with gas burning hob and extractor hood over (we are informed that the oven is not currently working). Space for a fridge and washing machine, tiled floor, exposed beams, bespoke fitted dining table and part glazed door to:

Side Entrance Porch: 6' 7" x 3' 1" (2.01m x 0.94m) Tiled floor, space for a freezer and door to garden.

Stairs to First Floor Landing: Telephone point, radiator, fitted storage cupboard, access to loft space and doors off to:





Bedroom 1: 13' 11" x 8' 8" (4.24m x 2.65m max.) Radiator.

Bedroom 2: 13' 9" x 9' 4" (4.18m x 2.84m max.) Wood flooring, feature fireplace, radiator and exposed beams.

Bedroom 3: 10' 10" x 6' 2" (3.29m x 1.87m plus recess) Radiator and fitted desk/wall shelving.

Bathroom: 8' 10" x 8' 5" (2.69m x 2.57m) Suite comprising a panel bath with electric shower over, pedestal wash hand basin and low level flush WC. Wood flooring, radiator, part tiled walls and built-in airing cupboard housing the hot water cylinder.

Gardens: At the front of the property is an enclosed driveway providing off road parking provision. To the rear are cottage style gardens with shrubs, seating areas and views over the valley below. We are informed that the adjoining property owner also has a right of access over part of the driveway through the opening to the right hand side of the property.

Tenure: We are informed that the property is freehold subject to vacant possession upon completion. There is a small area located in the rear bedroom (Bedroom 2) which is subject to a flying freehold.

Services: We are informed that the property has mains water, gas, electricity and drainage connections.

Council Tax Band: Council Tax Band 'B'.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0345 6789000

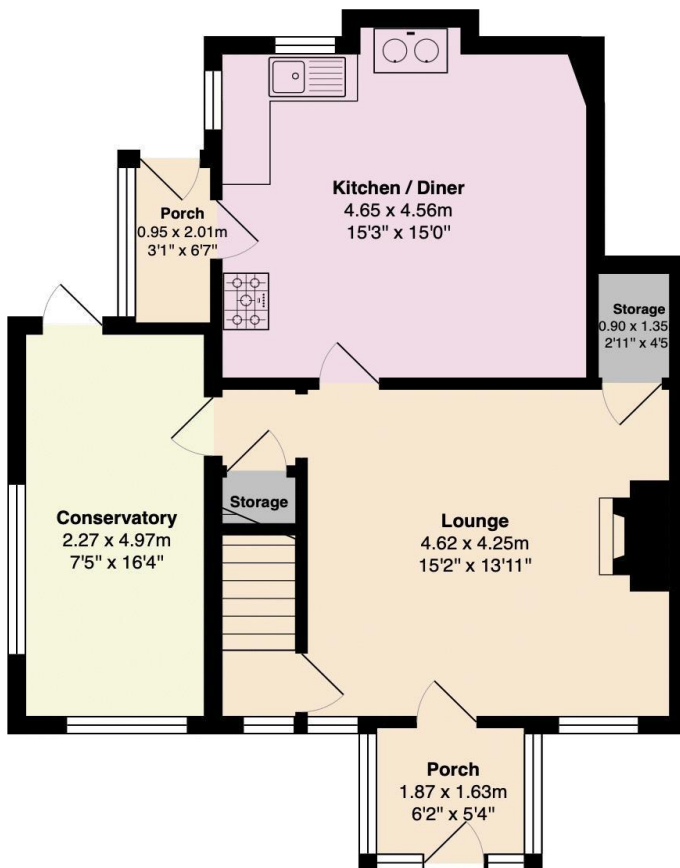
EPC Rating: EPC Rating - Band 'F' (25).

Directions: From the A5 take the B5070 at the Gledrid roundabout signposted towards Chirk. Continue along this road past The Poachers public house and follow around to the left where the property will be located on the right hand side of the bend, identified by the purple walls bordering the driveway.

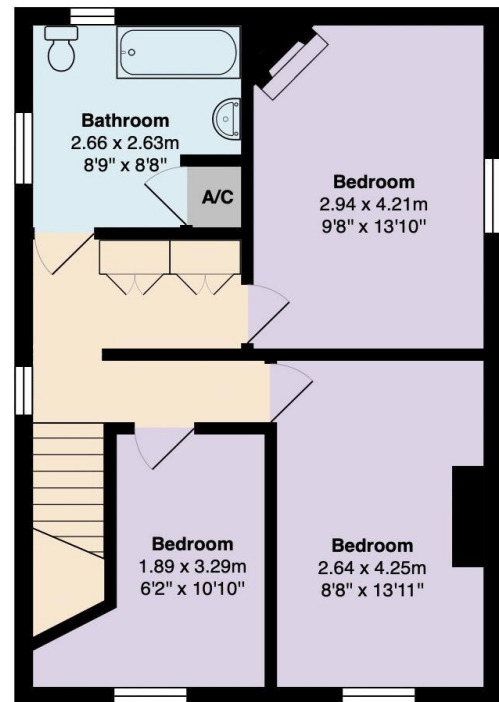
What3words: ///grinders.distracts.outfitter



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Ground Floor



First Floor

Total Area: 114.0 m² ... 1227 ft²

All measurements are approximate and for display purposes only

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