



The Clays, Maesllwyn Lane, Grange Road, SY13 3HL Helping *you* move





Set within the village of Bronington, this spacious four-bedroom detached dormer bungalow offers a flexible layout with bright living spaces, including a generous lounge with a log burner, an open-plan kitchen/diner with a peninsula and patio doors, two ground-floor double bedrooms and a new shower room being installed, two further double bedrooms and a modern bathroom upstairs, along with well-kept gardens, a single garage and off-road parking.

- Well presented detached dormer bungalow
- Four spacious double bedrooms
- Popular Village location
- Bright open plan kitchen/diner
- Generous lounge with a log burner
- Shower room and modern bathroom
- Well maintained front and rear gardens
- Single garage and plenty of off-road parking
- EPC D, Council tax band G



A well-presented and spacious four-bedroom detached dormer bungalow located in the village of Bronington. The property offers a flexible layout with bright, comfortable living spaces and the option to use some of the ground-floor rooms as additional reception areas if required. To the left of the entrance is a great-sized, light lounge featuring a log burner. To the rear, the open-plan kitchen/diner provides a generous everyday space, complete with a peninsula for seating and patio doors opening directly onto the garden. The ground floor also includes two spacious double bedrooms and a downstairs shower room, with the





current owners in the process of installing a new shower room. Upstairs, there are two further double bedrooms, a modern bathroom, and a useful landing cupboard ideal for clothes storage.

Outside, the property enjoys a well-maintained and established rear garden with a lawned area, patio seating space, and a log store. There is also a neat front garden, a single garage, and off-road parking.



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LOCATION

Located in a lovely location in the village of Bronington which benefits from a highly regarded primary school. Whitchurch is 4 miles away and is a busy, historical market town which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains water, drainage and electricity are available. Oil Central Heating. Barbers have not tested any apparatus, equipment, fittings etc. or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

DIRECTIONS

From Whitchurch take the A525 towards Wrexham, and after approximately 2 miles turn left at the Redbrook Hunting Lodge onto the A495 signed Ellesmere. Continue to Bronington, turn into School Lane and proceed to the end, at the junction proceed into Grange Road to Maesllwyn Lane and The Clays will be found on the left hand side.

LOCAL AUTHORITY

Council Tax Band G. Wrexham County Borough Council, Guildhall, Wrexham, LL11 1WF Tel: 01978 292000 Council Tax Enquiries 01978 292031

VIEWING

Please ring us on 01948 667 272 or Email: whitchurch@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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KITCHEN/DINER

21' x 11' (6.4m x 3.35m)

LOUNGE

22' x 11' (6.71m x 3.35m)

BEDROOM ONE

17' 5" x 11' 9" (5.31m x 3.58m)

BEDROOM TWO

17' 5" x 11' (5.31m x 3.35m)

SHOWER ROOM

8' 6" x 7' 5" (2.59m x 2.26m)

BEDROOM THREE

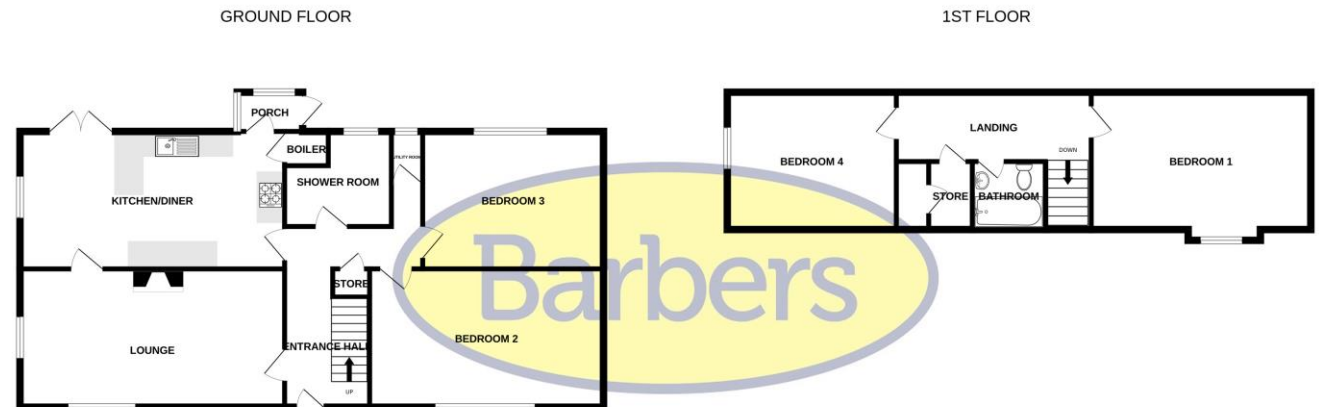
14' 4" x 11' 1" (4.37m x 3.38m)

BEDROOM FOUR

13' 5" x 12' 1" (4.09m x 3.68m)

BATHROOM

6' 7" x 6' 2" (2.01m x 1.88m)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



WHITCHURCH
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