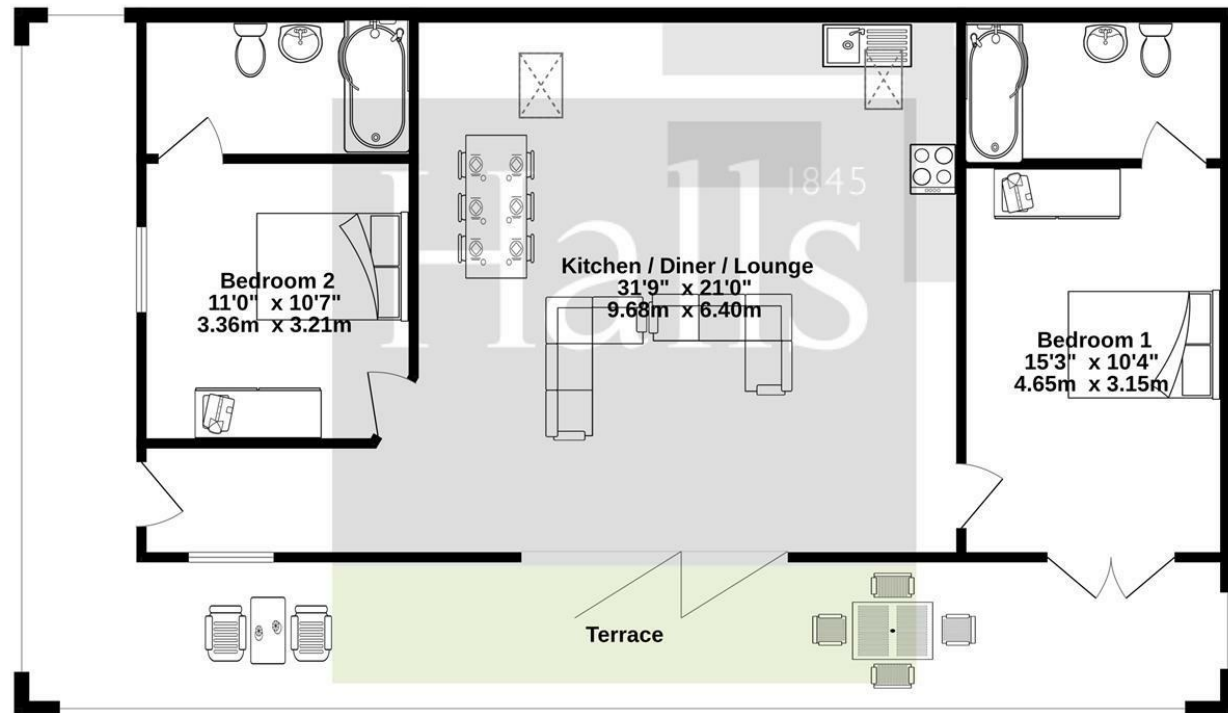


Ground Floor
1254 sq.ft. (116.5 sq.m.) approx.



TOTAL FLOOR AREA : 1254 sq.ft. (116.5 sq.m.) approx.
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.
Made with Metrofix ©2025



BRONAFON TOWNFIELD LANE FARNDON | CHESTER | CH3 6QW

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	62
(21-38) F	49
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



Bronafon is a wonderful and newly built chalet overlooking the River Dee. The property is finished to an exceptional standard and viewing is highly recommended. The property comprises an entrance hall, large open plan lounge/diner/kitchen with bifold doors opening onto a large terrace. There are two double bedrooms, both with en-suite bathrooms. The property has electric heating and double glazed windows. There is parking and gardens leading down to the river.

Offers in the region of £225,000

Halls 1845 WHITCHURCH SALES

8 Watergate Street | Whitchurch | Shropshire | SY13 1DW

☎ 01948 663230 ✉ whitchurch@halls.gb.com

➡ www.halls.gb.com 📱 📷



1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.



- Newly Built Chalet
- No Upward Chain
- River Side and Country Views
- Investment Opportunity, Cash Buyers Only
- Nearby to Desirable Village of Farndon
- Finished to a Very High Standard

LOCATION - MALPAS STANDARD

The property is located in a tranquil setting on the banks of the River Dee close to the village of Farndon. It is accessed off Townfield Lane over an unadopted lane and across a privately owned field with access rights leading to the property and there are only a few other chalets along this stretch of the river. Originally the chalets were developed in the 1930's and were former railway carriages but over the years have been replaced by newer purpose-built chalets.

The ancient village of Farndon lies very close to the border between England and Wales, the actual border is on the bridge which crosses the River Dee, and which separates Farndon and the village of Holt. The position of the border has moved several times over the centuries, placing Farndon alternately in Wales and England. Consequently, Farndon has a Welsh name- Rhedynfre. The English name is said to mean "Fern Hill", and has been recorded as Fearndune, Farndune, Pharndoon, Ferentone, Ferendon, Faryngdon, and Ferneton, since its first documentary mention in 924AD.

There are excellent local services in the village including local shops, pub, doctor's surgery, church and primary school. The village of Holt is 1 mile; Wrexham is 6 miles and Chester 10 miles away.



BRIEF DESCRIPTION

Halls are delighted to be instructed to sell Bronafon by Private Treaty. Please note that due to the nature of the property's construction, it is cash offers only.

The newly constructed property built to mobile home regulations has been recently let out as a holiday let and has a net return of around £14,000 for 6 months of letting. The property is being sold with NO CHAIN and the furniture is available via separate negotiation.

The wonderful accommodation comprises an entrance hall that opens up into the large open plan lounge / dining / kitchen area and has large bi fold doors that open up onto the terrace that overlook the River Dee. There is a fully fitted kitchen which comprises a wide range of base units, store cupboards and work surfaces. There is a drainer sink unit, electric oven and hob, fitted microwave and an integrated under the counter fridge and to compliment the kitchen is a large island with breakfast bar. There is a dining area and lounge area with an amazing outlook. There are two double bedrooms both with luxury en-suite bathrooms and the main bedroom has double doors onto the terrace.

OUTSIDE & GARDENS

There is a wonderful terrace off the front of the property which is ideal for sitting down and immersing yourself in nature and enjoying the views.

There is parking to the rear of the property and gardens to the side and below the chalet that run down to the river where there is mooring and fishing rights. Please be aware that the gardens do flood from time to time however as the chalet is elevated the chalet has not been flooded since it was constructed.

DIRECTIONS

These will be confirmed once the viewing appointment is given.



ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

SCHOOLING

There are several well regarded schools near Farndon, including Farndon Primary School (ages 3-11, rated "Good"), Dodleston CofE Primary School (ages 4-11, rated "Good"), Saighton Church of England Primary School (ages 3-11, rated "Good"), and Shocklach Oviatt CofE Primary School (ages 3-11, rated "Good"). Farndon Primary School is located directly in the village and includes an onsite nursery and before/after-school club.

Some schooling options are Farndon Primary School for ages 3-11 which has a nursery and before/after-school club. Dodleston CofE Primary School for ages 4-11, Saighton Church of England Primary School & Pre-School for ages 3-11 and Shocklach Oviatt CofE Primary School for ages 3-11. Dandelions Day Nursery And Family Centre is located at the same postcode as Farndon Primary School is another option for early years care.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1709 011225



COUNCIL TAX - CHESHIRE WEST AND CHESTER

The property is in Band A on the Cheshire West And Chester register.

LOCAL AUTHORITY - CHESHIRE WEST AND CHESTER

Cheshire West and Chester Council.

SERVICES - ALL

The property has a mains electricity supply and private drainage. The property does not have a mains water supply. However, the current owners have a water bowser in use and the property has rights to draw water from the river and could therefore be filtered to provide water. In addition to that, the property also has the right to drain grey water back into the river. Many of the neighbours have rainwater catchment tanks for bathing and the toilets.

TENURE - LEASEHOLD

We understand that the property is leasehold, having 30 Years from 2016 at an annual land rent of £1,000 per year although purchasers must make their own enquiries via their solicitor.