Barbers

Ty Melin, Mill Road, Bronington, SY13 3HJ

Helping *you* move

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Freehold £350,000

This beautifully presented four-bedroom family home in Bronington offers bright, spacious accommodation, an excellent layout and attractive rural views. It features a welcoming lounge with log burner, dining room with garden access, well-appointed kitchen and utility room, four bedrooms including a master with en-suite, a family bathroom, and a well-maintained rear garden backing onto a rural field with off-road parking and storage.

- **Well-presented detached house**
- **Four bedrooms**
- **Spacious lounge with a bay window**
- **Popular Village location**
- **Master bedroom with ensuite**
- **Well maintained front and rear gardens**
- **Separate dining room**
- **Off road parking**
- **EPC D, Council tax band E**

A beautifully presented four-bedroom family home situated in the village of Bronington, offering bright and spacious accommodation, an excellent layout and attractive rural views to the rear.

Upon entering, a welcoming hallway provides a warm and inviting entrance to the property, with access to the principal ground floor rooms and a convenient downstairs toilet. The lounge provides a comfortable and inviting space, featuring a charming log burner and attractive bay windows which fill the room with natural light. The dining room offers excellent space with patio doors opening directly onto the rear garden. To the rear of the property, the kitchen provides a practical, bright and well-appointed everyday living space, complemented by a

useful utility room on the ground floor. Upstairs, the property offers four bedrooms, including master bedroom benefiting from its own en-suite shower room. The family bathroom is spacious and well-equipped with both a bath and separate shower.

Outside, the property enjoys a well-maintained rear garden, featuring a good-sized lawn and backing directly onto a rural field, off road parking and an external store provides useful additional storage.

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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 the Pre- Contract Enquiries. Vacant possession upon completion.

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

SERVICES
We are advised that mains electricity, water and drainage are available. Oil fired 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.

ENERGY PERFORMANCE
EPC D. The full energy performance certificate (EPC) is available for this property upon request.

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, Ty Melin will be found on the right-hand side.

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.

METHOD OF SALE
For sale by Private Treaty.

VIEWING
By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 01948 667272 or email: whitchurch@barbers-online.co.uk

WH40866 030923 011026

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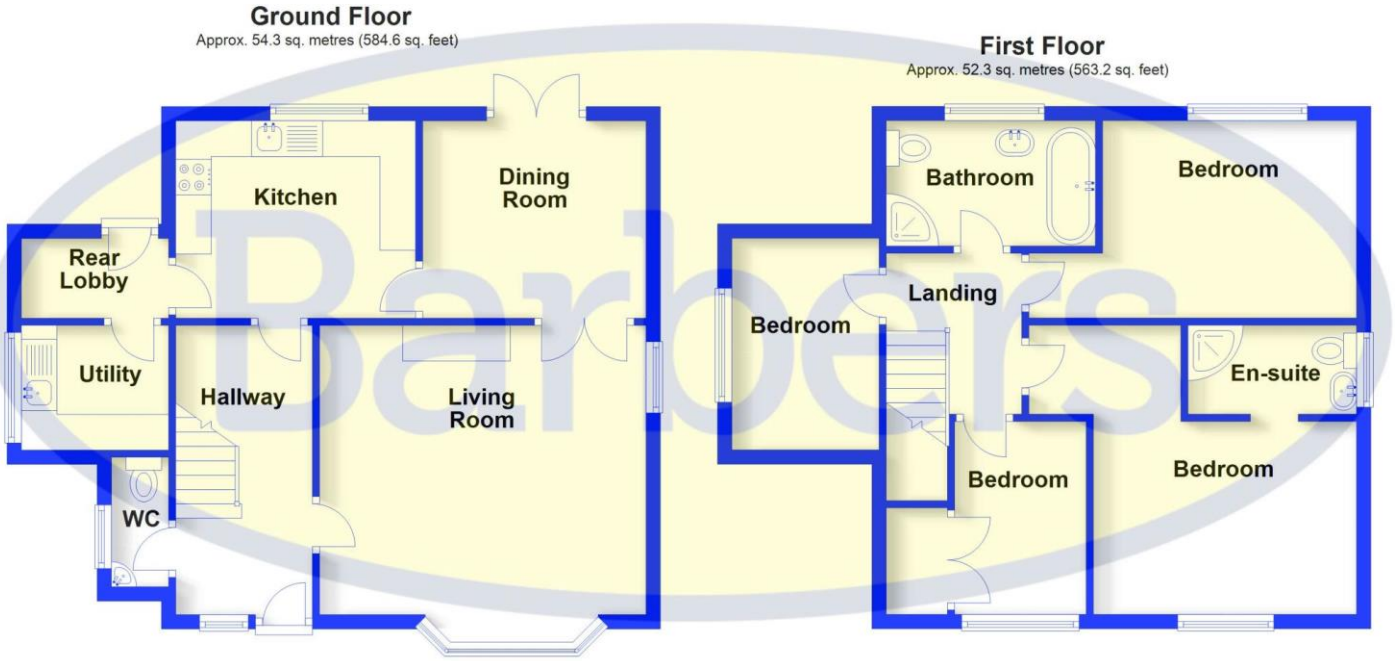
KITCHEN
11' 0" x 9' 0" (3.35m x 2.74m)
LOUNGE
15' 0" x 13' 3" (4.57m x 4.04m)
DINING ROOM
10' 2" x 9' 0" (3.1m x 2.74m)
KITCHEN
11' 0" x 9' 0" (3.35m x 2.74m)
UTILITY ROOM
5' 7" x 6' 8" (1.7m x 2.03m)
BEDROOM ONE
12' 0" x 8' 8" (3.66m x 2.64m)
ENSUITE
7' 7" x 4' 1" (2.31m x 1.24m)
BEDROOM TWO
11' 7" x 9' (3.53m x 2.74m)
BEDROOM THREE
9' 9" x 6' 8" (2.97m x 2.03m)
BEDROOM FOUR
13' 5" x 8' 7" (4.09m x 2.62m)
BATHROOM
6' 0" x 9' 1" (1.83m x 2.77m)
STORE
13' 5" x 8' 7" (4.09m x 2.62m)



Total area: approx. 106.6 sq. metres (1147.8 sq. feet)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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.

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WHITCHURCH
34 High Street, Whitchurch, SY13 1BB | Tel: 01948 667 272
Email: whitchurch@barbers-online.co.uk
www.barbers-online.co.uk

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