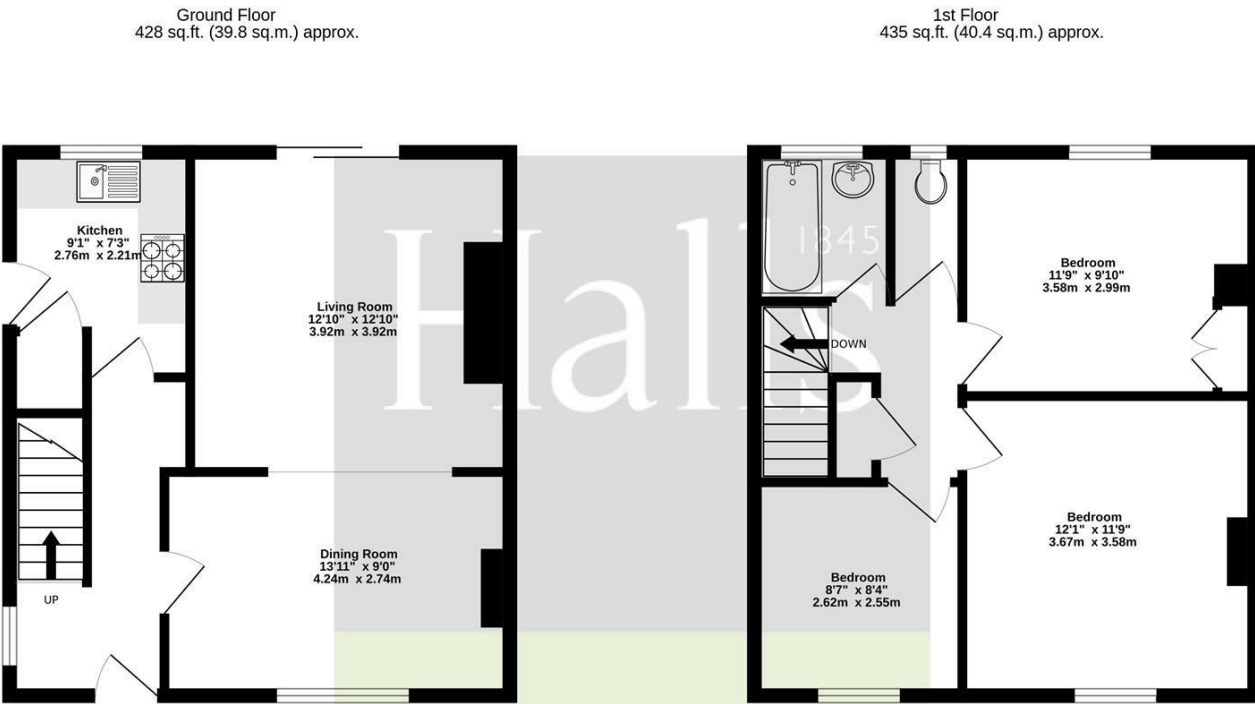


FOR SALE

127 Bron Y Waun, Chirk, LL14 5PW



TOTAL FLOOR AREA : 863 sq.ft. (80.2 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.  
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FOR SALE

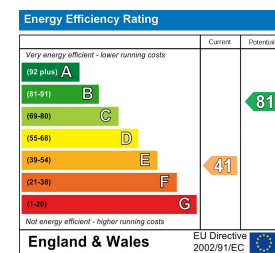
Offers in the region of £149,995

127 Bron Y Waun, Chirk, LL14 5PW

**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. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



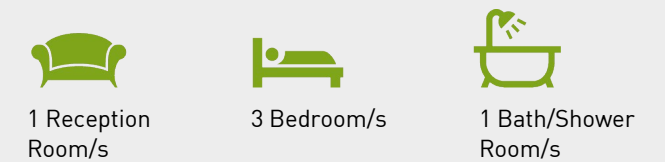
01691 622602

Ellesmere Sales  
 1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW  
 E: ellesmere@hallsgb.com



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- Mature Family Home
- Openplan Living/Dining Room
- Off-Street Parking
- Front and Rear Gardens
- Scope for Modernisation
- Popular Residential Location

**DESCRIPTION**

Halls are delighted with instructions to offer 127 Bron Y Waun in Chirk for sale by private treaty.

127 Bron Y Waun is a mature three-bedroom semi-detached family home benefitting from driveway parking, front and rear gardens, and a deceptive amount of internal living accommodation, all of which now provides scope for modernisation, located within a popular residential location on the edge of Chirk.

The property offers generously proportioned living accommodation which now provides excellent scope for modernisation and improvement whilst comprising, on the ground floor, an Entrance Hall, Living/Dining Room, and Kitchen, together with, to the first floor, three Bedrooms, a family Bathroom, and separate WC.

Externally, the property benefits from gardens to both the front and rear with the former of these featuring a gravelled parking area alongside an area of lawn with, to the rear of the property, a further gravelled area, a paved patio area, a shaped area of lawn, and a useful outbuilding (currently serving as an external utility room and a garden toilet).

The sale of 127 Bron Y Waun does, therefore, provide an exciting opportunity for purchasers to acquire a mature three-bedroom semi-detached family home with excellent scope for modernisation and improvement, situated within this popular residential location.

**THE ACCOMMODATION COMPRISES:**

The property is entered via a covered porch through a UPVC front door with opaque glazed panelling in to an:

**ENTRANCE HALL**

Wood effect laminate flooring, carpeted stairs rising to the first floor and double glazed window on to side elevation, with a door leading into a:

**LIVING/DINING ROOM**

35'2" x 13'10" (max) (10.74 x 4.24 (max))

A continuation of the wood effect laminate flooring, double glazed window on to front elevation, fully glazed sliding patio doors leading out on to rear, electric "log burner" style heater set onto a raised tiled hearth in front of an open fire breast, and with one end of the room providing ample space for a seating/dining area.

**KITCHEN**

9'0" x 7'3" (2.76 x 2.21)

Tile effect vinyl flooring, double glazed window out to rear, traditional wooden rear access door with glazed panel out to side, door leading in to a useful downstairs storage cupboard, currently serving as a pantry, and a fitted kitchen comprising: a selection of base and wall units with roll topped work surfaces over, inset stainless steel single draining area to one side and separate (H&C) taps above, planned space for appliances, freestanding Stoves cooker with four electric rings over and oven and grill below, wall mounted Camray compact oil fired central heating boiler and tiled splashbacks.

**FIRST FLOOR LANDING**

Fitted carpet as laid, double glazed window on to side elevation, inspection hatch to loft space and door leading in to the landing Airing Cupboard which houses the hot water cylinder with slatted shelving over.

**BEDROOM ONE**

12'0" x 11'8" (3.67 x 3.58)

Fitted carpet as laid, double glazed window on to front elevation.

**BEDROOM TWO**

11'8" x 9'9" (3.58 x 2.99)

Fitted carpet as laid, double glazed window to rear.

**BEDROOM THREE**

8'7" x 8'4" (2.62 x 2.55)

Fitted carpet as laid, double glazed window to front elevation.

**FAMILY BATHROOM**

Carpet tiled floor, opaque double glazed window on to rear elevation, and a bathroom suite comprising: a pedestal hand basin with separate (H&C), panelled bath with shelving to one end and (H&C) separate above and fully tiled surround, electric Triton shower over.

**SEPARATE WC**

Tiled effect vinyl flooring, opaque window on to rear elevation and a low flush WC.

**OUTSIDE**

The property is approached over a gravelled parking area flanked to one side by an area of lawn and separated from this by a concrete walkway which leads to the front door. A full height timber gate leading through to the:

**REAR GARDEN**

At present comprising, to the side of the property, a further gravelled area which houses a useful:

**OUTBUILDING**

11'5" x 8'2" approx (3.5m x 2.5m approx)

This divided in to a store/utility room area with power and light laid on, a further store and a garden toilet.

To the rear of the property is a further gravelled area, this leading on to an area of shaped lawn with inset paved patio area offering an excellent space for outdoor dining and entertaining with the far side of the garden comprising a floral bed alongside a timber garden storage shed.

**SERVICES**

We understand that the property has the benefit of mains water, electricity, and drainage.

**TENURE**

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

**LOCAL AUTHORITY**

Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY.

**COUNCIL TAX**

The property is in band 'C' on the Wrexham County Borough Register.

**VIEWINGS**

By appointment through Halls, The Square, Ellesmere, Shropshire.