

# Town & Country

Estate & Letting Agents

Pontfaen, Wrexham

No Onward Chain £135,000



This charming two-bedroom cottage in Chirk, Wrexham, presents an excellent opportunity to own a characterful and comfortable home in a picturesque setting. Offering a blend of traditional features and modern comforts, along with convenient access to amenities and natural beauty, this property is sure to capture the hearts of those seeking a peaceful and idyllic lifestyle.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345

## Description

This two bedroom cottage is situated at the beginning of The Ceiriog Valley less than a mile from amenities available in Chirk. The property itself benefits from UPVC double glazing, Daikin air source and central heating. In brief comprises a living room, kitchen/dining room, rear hall, shower room and offers access to both double bedrooms on the first floor landing. This property is available with the benefit of no onward chain.

## Location

Situated in Chirk, this cottage enjoys a desirable location with easy access to local amenities and attractions. The town itself offers a range of shops, restaurants, and cafes, providing all the essentials for day-to-day living. The nearby Chirk Castle, a National Trust property, offers a fascinating glimpse into the region's rich history and provides beautiful gardens to explore. Outdoor enthusiasts will appreciate the proximity to scenic walking trails, including the renowned Offa's Dyke Path, which offers stunning views of the Welsh countryside.



## Living Room

12'1" x 12'3"

The living room is entered through a UPVC front door, opening to a living room with two radiators and a window to the front elevation. Having a decorative timber panelled ceiling and a feature central

fireplace with an exposed brick arch below. A multifuel stove, set upon stone flags and an internal door opening to the kitchen diner.



## Kitchen/Dining

14'1" x 12'1"

Installed with a fitted base unit with a single drain sink, exposed ceiling beams, a radiator and stairs rising to the first floor accommodation. Also with a glazed door opening to the rear hall.

## Rear Hall

An internal door opening to the shower room, a built-in cupboard and a UPVC double glazed back door opening to the rear courtyard.

## First Floor Landing

Doors opening to both double bedrooms.



## Shower Room

Installed with a corner shower enclosure with an electric shower, low-level WC, dual flush, wash hand basin, fully tiled walls, a radiator and opaque windows to side and rear elevations.



## Bedroom One

12'1" x 12'1"

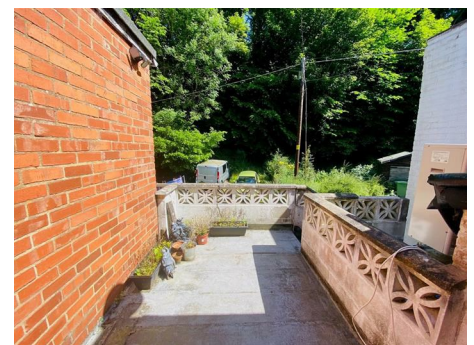
Window to the front elevation and a radiator.



## Bedroom Two

12'1" x 10'9"

A built-in cupboard housing the hot water system, high-level storage space, a radiator and an arched window facing the rear elevation.



## Externally

To the front of the property is a small forecourt for vehicle access and a raised courtyard with the steps down to

a small parking space. Having access to the outbuilding (Outbuilding measuring 14'5"×5'1"). Although not a part of the deed for the property, the current owner and the previous owner, park their cars on a space located to the rear of the property.

normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624  
**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**



## Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

## To Make an Offer

If you would like to make an offer, please contact the office and one of the team will assist you further.

## Services

The agents have not tested any of the appliances listed in the particulars.

## Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

