

Town & Country

Estate & Letting Agents



1 Bramblewood Court, Chirk Bank, LL14 5LJ

Offers In The Region Of £219,950

WITH NO ONWARD CHAIN!!! Town and Country are pleased to present this delightful three bedroom semi-detached home nestled in the sought after village location of Chirk Bank, close to the Llangollen Canal. This property is well-maintained throughout and offers a great living space boasting a spacious living area, well-equipped kitchen and separate dining room, conservatory, three bedrooms and family bathroom. Having a driveway and single garage, there is off road parking and to the rear is a private and enclosed garden with decking. A fantastic opportunity for those in search of a home that offers both convenience and comfort.

Directions

From our Oswestry office proceed out of town on the Gobowen road. At the roundabout turn left and proceed towards Wrexham. At the next roundabout turn left signposted Weston Rhyn. Proceed along and turn left for Chirk Bank just before the primary school. Continue along for about 1/2 a mile and turn onto Bramblewood Court where the property will be found in the left hand corner.

Accommodation Comprises

Entrance Hall

The entrance hall has a glazed door to the front, window to the side, radiator and doors leading to the lounge and the cloakroom.

Cloakroom

Having a window to the side, low level WC, wash hand basin and a radiator.

Lounge 14'5" x 13'10" (4.40m x 4.23m)



The bright and spacious lounge has a feature wooden fire surround with marble style inset hearth and gas fire, window to the front, radiator, stairs to the landing and TV and phone points. An archway leads through to the dining room.

Dining Room 6'11" x 10'0" (2.12m x 3.07m)



The dining room has patio doors through to the conservatory, radiator and a door leading to the kitchen.

Kitchen 9'10" x 7'3" (3.01m x 2.21m)



The well appointed kitchen comprises a range of base and wall units in light maple with contrasting work surfaces over, stainless steel one and a half bowl sink with a mixer tap, integrated electric oven, ceramic hob, integrated extractor fan, plumbing for a washing machine, tiled flooring, radiator, window to the rear and part glazed door leading to the conservatory.

Conservatory 12'4" x 8'3" (3.76m x 2.54m)



With tiled flooring, centre light/fan, TV point and French doors to the rear garden, this is a perfect room to enjoy a summer's day.

Landing



Having a spindled banister leading up from the hall, loft hatch, airing cupboard off with tank and a window to the side. Doors lead to the bedrooms and the bathroom.

Bedroom One 7'10" x 12'0" (2.4m x 3.67m)



A good sized double bedroom with fitted sliding door wardrobes, radiator and a window to the front.

Bedroom Two 7'10" x 9'10" (2.39m x 3.02m)



Having A window to the rear and a radiator.

Bedroom Three 6'4" x 6'4" (1.95m x 1.95m)



The third bedroom has a window to the front and a radiator.

Bathroom



The family bathroom comprises a panel bath with mains shower over, wash hand basin, W/C, window to the rear, extractor fan, vinyl flooring and a shaver point.

Front Garden

To the front of the property there is a shrubbed garden and pathway leading to the front with a canopy porch and lighting. A driveway provides off road parking leading to the single garage. A gate gives access to the rear garden

Garage 16'9" x 7'8" (5.13m x 2.35m)

The single garage has an up and over door, power and lighting and a door to the side and driveway.

Rear Garden



The private and enclosed rear garden has a decking area, perfect for entertaining, lawned and shrubbed gardens, fence panelling and gated side access.

Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.30pm
Saturday: 9.00am to 4.00pm

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their

solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band C.

Services

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

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

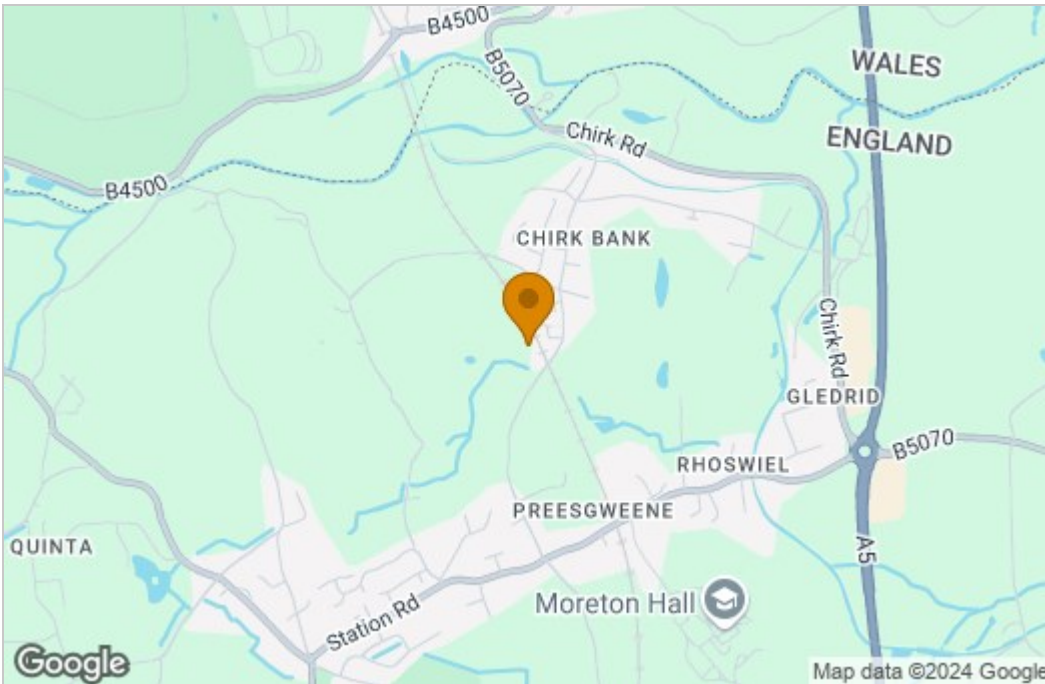
Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

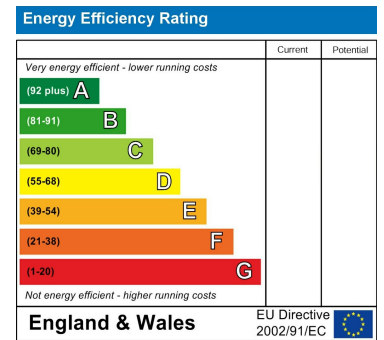
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as 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.

Floor Plan

Area Map



Energy Efficiency Graph



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