

Town & Country

Estate & Letting Agents



1 Bramblewood Close, Wrexham, LL14 5LJ

Offers In The Region Of £365,000

WITH NO ONWARD CHAIN!! Located in the desirable area of Chirk Bank, this splendid four-bedroom detached house offers an exceptional living experience. The property boasts extended accommodation that provides ample space for families or those who enjoy entertaining guests. Upon entering, you will be greeted by an immaculate interior that has been thoughtfully designed to create a warm and inviting atmosphere. The house features three spacious reception rooms, perfect for relaxing or hosting gatherings. The well-appointed kitchen complements the living space, making it a delightful area for culinary pursuits. The four generously sized bedrooms ensuring that everyone has their own personal space. The bathroom is well-equipped, catering to the needs of the household with ease. One of the standout features of this property is the extensive parking available for up to four vehicles, making it ideal for families with multiple cars or for those who enjoy hosting visitors. Additionally, the double garage offers further convenience and storage options. Situated in a sought-after location, this home is not only a beautiful residence but also a fantastic investment in a thriving community. With its combination of space, style, and practicality, this property is sure to appeal to a wide range of buyers. Do not miss the opportunity to make this stunning house your new home.

Directions

Take the Gobowen Road out of Oswestry (B5609) onto the A5 towards Wrexham, at the Gledrid roundabout take the first exit signposted Weston Rhyn. Proceed until reaching the primary school and turn right signposted for Chirk Bank. Proceed along where Bramblewood Close will be observed on the left just after the bridge. Turn into the development where the parking for the property will be found at the left hand side of the cul de sac.

Accommodation comprises



Hall

With a radiator and stairs off. Doors lead to the study, lounge and the kitchen.

Study 9'6" x 8'2" (2.92m x 2.49m)



A very versatile room having a window to the front, radiator and laminate floor.

Lounge 13'3" x 11'8" (4.06m x 3.56m)



The good sized lounge has two windows to the rear overlooking the garden, oak floor, gas fire with a wood surround and marble inset, radiator and double doors leading to the family room.

Kitchen/Dining room/Family room 21'7" x 10'9" (6.59m x 3.29m)



The well appointed kitchen has a range of fitted base and wall units with work surfaces over, window to the front and side, radiator, under stairs cupboard, one and a half bowl stainless steel sink, part tiled walls, tiled floor, Stoves electric double oven, gas hob, chimney extractor fan. The dining room area has a radiator and opens onto the family room.

Additional photo



Family Room 17'3" x 10'4" (5.27m x 3.17m)



The family room is a lovely space leading out to the garden and has three windows to the side, vaulted ceiling, French door to the side, tiled floor and a focal gas stove fire.

Additional photo



Utility 8'5" x 5'3" (2.58m x 1.62m)

The utility has a window to the front, base and wall units, stainless steel sink with mixer tap, plumbing for washing machine, part tiled walls, radiator and tiled floor. A door leads through to the cloakroom.

Cloakroom

The cloakroom has a W/C, wash hand basin with mixer tap, tiled floor, radiator and Velux.

Landing

With a loft hatch, radiator and airing cupboard off with a Worcester combination boiler. Doors lead to the bedrooms and the bathroom.

Bedroom One 12'2" x 11'10" (3.73m x 3.63m)



A good sized double bedroom with a window to the front, radiator and a door leading to the en-suite.

En-suite



Having a double shower, W/C, wash hand basin with mixer tap, heated towel rail, window to the front, laminate wood floor, extractor fan and spotlights.

Bedroom Two 10'9" x 10'9" (3.30m x 3.28m)



Another double bedroom having a window to the front and radiator.

Bedroom Three 8'7" x 7'8" (2.64m x 2.36m)

Having a window to the rear, radiator and built in wardrobe.

Bedroom Four 9'0" x 7'3" (2.75m x 2.22m)



Having a window to the rear and radiator.

Family Bathroom 9'8" x 5'6" (2.95m x 1.68m)



The well appointed family bathroom has a wash hand basin with mixer tap, panel bath, W/C, separate shower cubicle, part tiled walls, window to the rear, spotlights, extractor fan and heated towel rail.

Double Garage



The double garage has an up and over door, a door to the side, useful eaves storage, power and lighting. There is a double driveway providing plenty of parking for several vehicles.

Front Gardens

The front garden is lawned and shrubbed with a pathway leading to the front door. The garden is enclosed by picket fencing with outside lighting.

Rear Gardens



The well kept, private rear garden has a patio area ideal for entertaining, lawn and shrubbed gardens beyond, fence panelling and a gate leading to the double driveway.

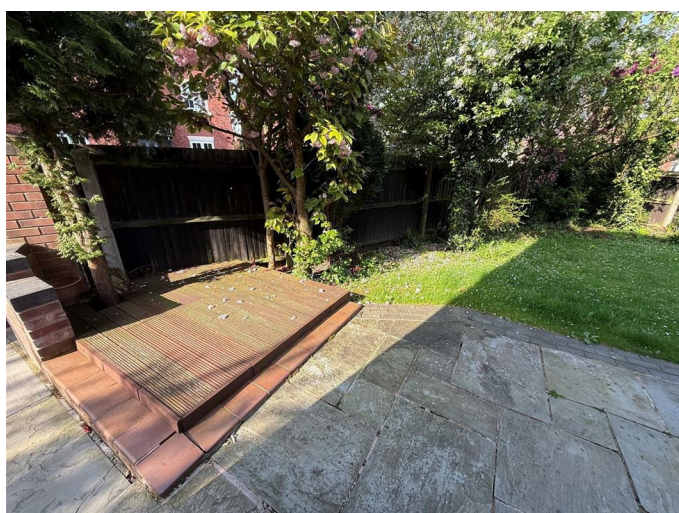
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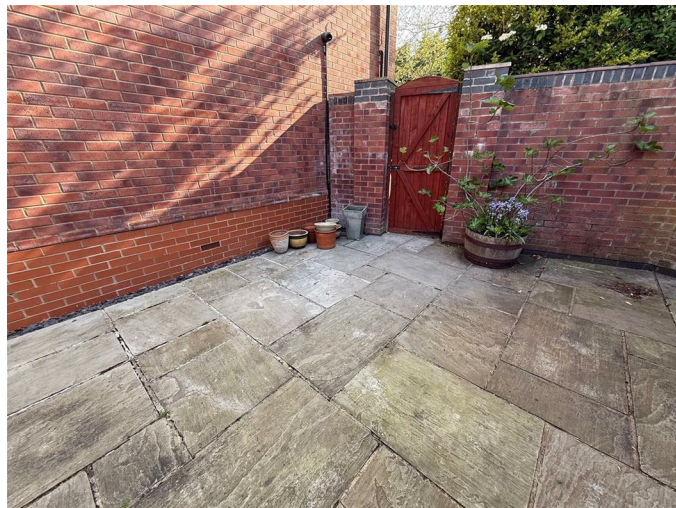
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Additional photo



To the side



There is a further garden area at the side ideal for storage.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 4.00pm

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.

Services

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

To Book a Viewing

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

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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.

Tenure/Council Tax

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

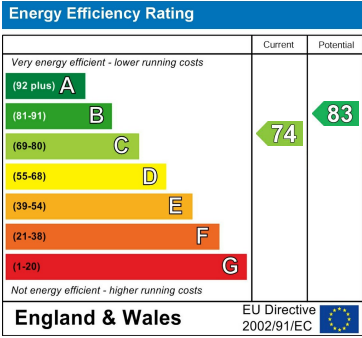
The Council tax is payable to Shropshire County Council and we believe the property to be in Band D.

Floor Plan

Area Map



Energy Efficiency Graph



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