Town & Country
Estate & Letting Agents

Peacehaven Fron Isaf, Chirk, LL14 5AH

Offers In The Region Of £334,950

WITH NO CHAIN this two double-bedroom cottage is a rare find, combining comfort, character, and a prime area of Fron Isaf, Chirk. Upon entering, you are welcomed into a comfortable reception room that exudes warmth and character, perfect for relaxing or entertaining guests. With two well-proportioned bedrooms and a fantastic kitchen/ dining room, this property is ideal for families, couples, or individuals looking for a peaceful retreat. The layout of the cottage is both practical and inviting, ensuring that every corner of the home is utilized effectively. The property features a well-appointed bathroom and sunny conservatory, catering to all your daily needs with ease. To the outside there are stunning far reaching views along with a good sized garden that has been well cared for providing areas to sit and relax. Another benefit is the large area to the side ideal for a chalet or large summerhouse. The property also has off road parking and a garage. Whether you are looking to make it your first home or seeking a quaint getaway, this property is sure to impress. Do not miss the chance to view this lovely cottage to appreciate its location, size and condition.

Directions

In the centre of Chirk opposite The Hand Hotel take the road signposted "Train Station" and "Chirk Castle". Continue on this country lane for approximately 2.5 miles (passing the gates to Chirk Castle) to the hamlet of Fron Isaf. Where the road widens and bends around to the left. Turn right between the cottages where the property will be found on the right hand side.

About the Area

The property is situated near the small town of Chirk which offers all every day amenities. There is a number of small shops along with a supermarket, cafes, leisure centre, library, medical centre, cottage hospital and local school. Other places of interest include Chirk Castle, the famous Thomas Telford aqueduct, canal and marina along with beautiful country walks and scenery. The famous market town of Llangollen offering a variety of cultural events and facilities is just a 10 minute drive away. For those looking for good road networks, the property is well connected to Chester, Manchester and Birmingham with the benefit of a train station located just a ten minute walk from the property connecting the town to larger towns and cities in both directions. There are also a number of schools within easy reach for those looking for both public and private education facilities.

Accommodation Comprises;

Entrance Hall

The property is accessed via a door to the front aspect into the lobby area which has a tiled floor and window to the side. A stable style door leads into the property.

Lounge 12'2" x 13'11" (3.71m x 4.26m)

This cozy room has a window to the front benefiting from a deep window sill overlooking the amazing countryside, radiator, tiled floor throughout and stairs leading to the first floor. There is a feature log burning stove with a beam over, window to the rear and beams to the ceiling. An archway leads through to the kitchen.

Additional Photo

Additional Photo

Additional Photo

Additional Photo

Kitchen/Breakfast Room 17'0" x 12'4" (5.2m x 3.76m)

The impressive kitchen/ breakfast room comprises a range of base and wall mounted units in light beach with worktop over and tiled splash back, breakfast bar and a central island. Eye level electric oven, induction hob with chimney style extractor fan and integral microwave, 1 1/2 stainless steel sink and drainer with mixer tap over, tiled flooring, two radiators and freestanding American fridge freezer (included). Two windows to the front take in the magnificent views over the surrounding countryside. Doors lead to the lobby and utility and an archway leads through to the conservatory.

Kitchen in the Evening

Conservatory 10'3" x 11'0" (3.14m x 3.36m)

With doors to the front and rear, radiator and further stunning far reaching countryside views.

Additional Photograph

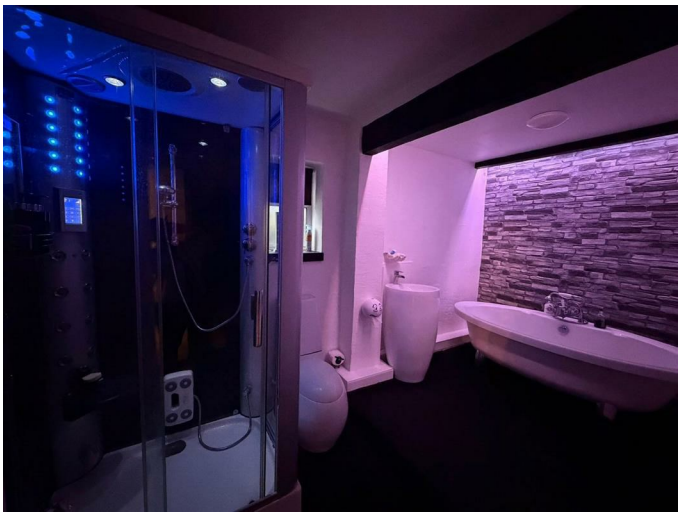
Lobby

The lobby area has tiled floor throughout and doors leading into the bathroom and bedroom.

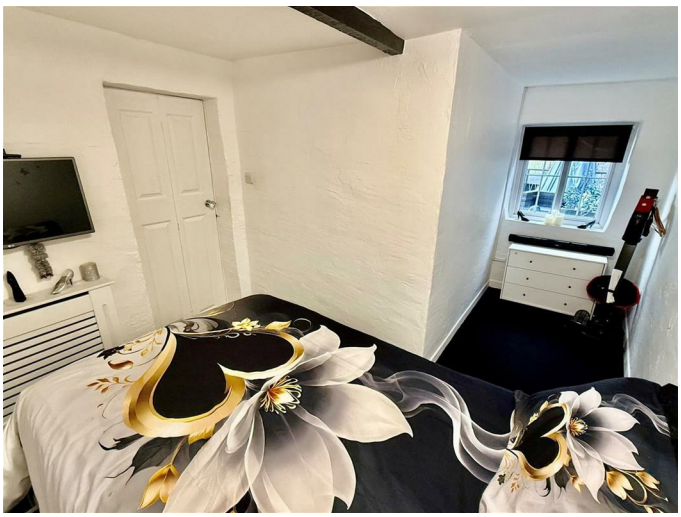
Bathroom 12'4" x 6'5" (3.78m x 1.96m)

The beautifully appointed bathroom comprises a free standing oval bath with central mixer tap and showerhead attachment, modern free standing wash hand basin with mixer tap over, low level WC., shower cubicle with jacuzzi jets and jacuzzi steam feature, a window to the side aspect and recessed lighting and feature down lighting, heated towel rail and stone effect feature walls.

Additional Photo



Bedroom Two 6'10" x 8'9" (2.09m x 2.67m)



The L shaped second bedroom is located on the ground floor and is ideal for guests. Having a radiator and recess area and a window to the side aspect.

Utility 5'8" x 5'8" (1.75m x 1.75m)

The utility houses the Worcester oil boiler and has base and wall units and plumbing for a washing machine and dryer and tiled floor. There is access to the large loft space which is boarded.

First Floor Landing

The first floor landing gives access to bedroom one.

Bedroom One 11'10" x 10'9" (3.63m x 3.3m)

A good sized double bedroom having windows to the front with fantastic far reaching views, high ceiling and radiator.

Additional Photo

To The Outside

Garage

The property also benefits from a single detached garage with double timber doors leading onto the driveway and parking.

The Gardens

To the side of the property there is a covered decked area with stunning views, a further lower area with circular patio and slate garden with a covered hot tub area. The far side gardens are mostly planted and provide a great space for a potential large summerhouse/ chalet.

Additional Photo

Hot Tub Area

The hot tub area is covered and provides a great area to sit and relax and take in the surrounding countryside and views.

Large Side Garden

The Front Garden

There are slate beds, well stocked flower beds and feature planting with a pathway that leads up to the front of the house with a further decked area along the front of the property taking in the fabulous views and location.

Views

Additional Photo

Services

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

Tenure/Council Tax

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

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

To Book a Viewing

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

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

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.

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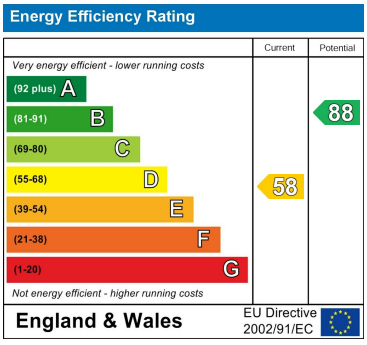
Money Laundering Regulations

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.

Floor Plan

Area Map

Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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