

Town & Country

Estate & Letting Agents



12 Pontfaen, Wrexham, LL14 5EW

£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.

Directions

From our office on Willow Street head north-west towards New Street, turn right on to Oakhurst Road, continue to follow B4579, turn right, turn right on to Station Road, at the roundabout, continue straight onto High Street, Continue onto Parkfield, turn left, destination will be on the left.

Accommodation comprises

Living room 12'1 x 12'3 (3.68m x 3.73m)



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, sat upon stone flags and an internal door opening to the kitchen diner.

Kitchen/Dining room 14'1 x 12'1 (4.29m x 3.68m)



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 (3.68m x 3.68m)



Window to the front elevation and a radiator.

Bedroom two 12'1 x 10'9 (3.68m x 3.28m)



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 14'5x5'1). 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.

Additional photo



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.

Hours Of Business

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

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.

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/Powys County Council/Wrexham Country Council and we believe the property to be in Band C.

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.

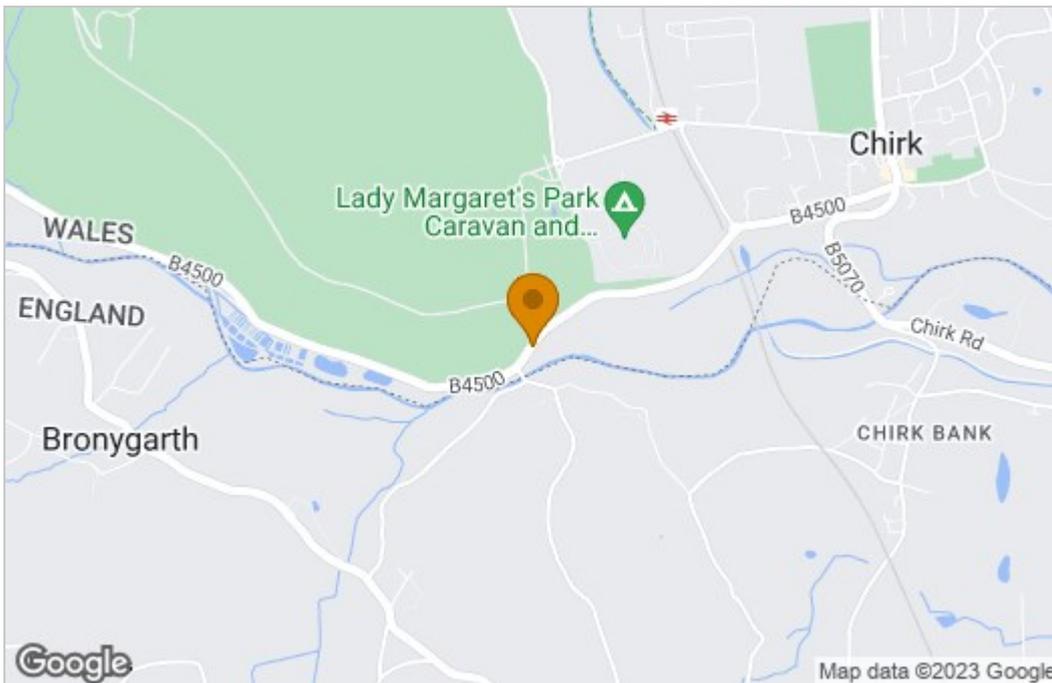
To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

Town and Country Services

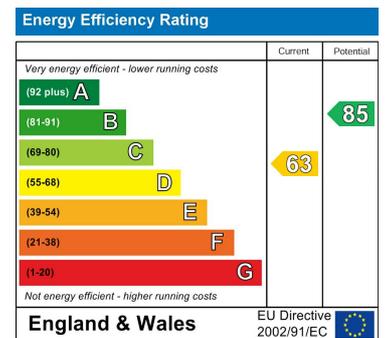
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour 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.

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

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk