

# Town & Country

Estate & Letting Agents



**1 Lower Chirk Bank, Chirk Bank, LL14 5DD**

**Offers In The Region Of £275,000**

Town and Country Oswestry offer this truly delightful country cottage to the market. The property has lots of original features and character and is set in the pretty hamlet of Chirk Bank and just a stones throw away from the famous Llangollen canal and Thomas Telford Aqueduct. Accommodation comprises a hallway, cosy lounge, open plan kitchen/ dining and snug area, two double bedrooms and a family bathroom. The gardens are another great feature of this lovely home being a good size and having well stocked flower beds and places to sit and relax. There is also off road parking and a car port. Chirk Bank is just a five minute drive from Chirk and has good road links to larger towns and cities.



### Directions

From Oswestry join the A5 travelling towards Wrexham. Upon reaching the Gledrid roundabout take the second exit towards Chirk. Proceed along until reaching the junction with the Bridge Inn public house on the left hand side. Turn left at this junction and proceed up the hill and over the canal bridge, where the property can be seen on the left hand side.

### Accommodation Comprises

#### Hallway



The hallway has an oak door to the front, a window to the side, quarry tiled flooring and a door leading through to the kitchen. The hallway opens out onto the lounge.

#### Lounge 14'0" x 12'2" (4.28m x 3.71m)



The cosy yet spacious lounge has windows to both the front and the side, a radiator, quarry tiled flooring, alcove shelving and an inset open fireplace with a canopy over and a quarry tiled hearth and wood surround. Stairs lead off to the first floor and the lounge opens onto the dining room.

### Additional Photo



#### Fireplace



#### Dining Room/ Snug 13'11" x 10'3" (4.25m x 3.13m)



The dining room/ snug area is the real heart of this home and is bright with two windows and a part glazed door to the rear overlooking the garden and letting in lots of light. There is a radiator, quarry tiled flooring, a built in storage cupboard and an inset



focal log burning stove on a quarry tiled hearth. An archway leads through to the kitchen.

#### Additional Photo



#### Kitchen 12'5" x 5'0" (3.79m x 1.53m)



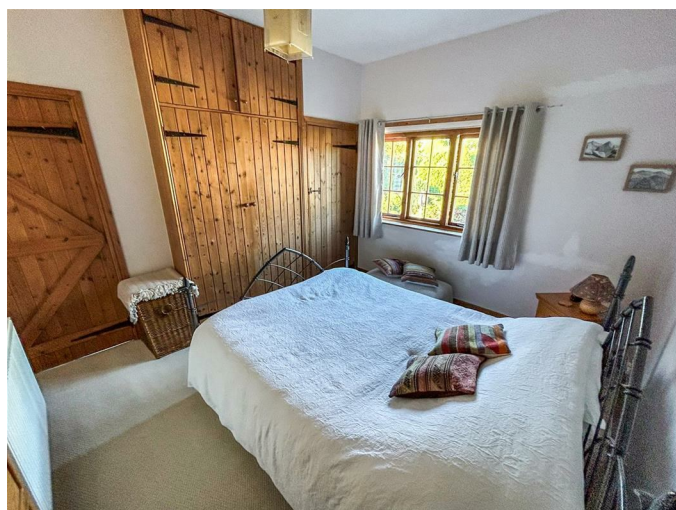
The galley style kitchen is fitted with a range of base and wall units with work surfaces over, quarry tiled flooring, a window to the side, plumbing for a washing machine, single bowl sink with a mixer tap over, part tiled walls, cooker space and point, space for a fridge/ freezer, integrated extractor fan and a newly fitted Worcester gas boiler.

#### First Floor Landing



The landing is another bright space having a lovely recessed area with a velux window to the side and eaves storage. There is an airing cupboard off with the hot water tank and storage above. Latched pine doors lead to the bedrooms and the bathroom.

#### Bedroom One 12'4" x 10'7" (3.76m x 3.25m)



The good sized first bedroom has a window to the front, radiator, loft hatch, alcove shelving and fitted wardrobes offering great storage along with a deep cupboard extending over the stairs.



## Family Bathroom



The modern family bathroom is fitted with a panelled bath with a Triton electric shower over, a window to the rear, radiator, wood flooring, low level w.c., wash hand basin and part tiled walls.

## Bedroom Two 10'2" x 8'10" (3.12m x 2.70m)



The second double bedroom has a window to the rear overlooking the garden, a radiator, loft hatch and stripped floorboards.

## To The Outside

The property is accessed from the lane through a wooden garden gate that leads to the front door. A pathway leads around to the rear of the property and the gardens.

## Gardens



The gardens are a particular feature of this property and have been lovingly maintained and tended by the present owner. There is a patio area to the rear of the cottage with well planted flower beds, mature specimen shrubs and gravelled pathway leading up to the top of the garden. There is a further area to sit and relax at the top of the garden with a lawned area. The gardens extend around to the side of the cottage with a timber shed measuring 8ft x 8ft that would be an ideal studio/ workshop. There is also a small pond and a lovely seating area with a pergola over and climbers making an ideal space to entertain and dine outdoors. The garden is fully enclosed making it ideal for pets and children. A gate and path gives access to the driveway and parking.

## Additional Photo





Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo





## Driveway and Parking



The driveway and parking are located to the top side of the garden and a five bar gate leads onto the driveway with parking for two cars and an open fronted car port. A path at the side of the driveway leads to the rear of the adjoining properties.

## Additional Photo



## Location



The property is located just a short walk from the

famous Llangollen Canal and the Thomas Telford Aqueduct. A real haven for peaceful countryside living yet with all amenities close at hand.

## Additional Photo



## Chirk Bank In Winter



## Additional Photo



## 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](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

### **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.

### **To Book a Viewing**

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

### **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 Shropshire County Council and we believe the property to be in Band B.

### **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.

### **Hours Of Business**

Our office is open:  
Monday to Friday: 9.00am to 5.30pm  
Saturday: 9.00am to 2.00pm

### **Additional Information**

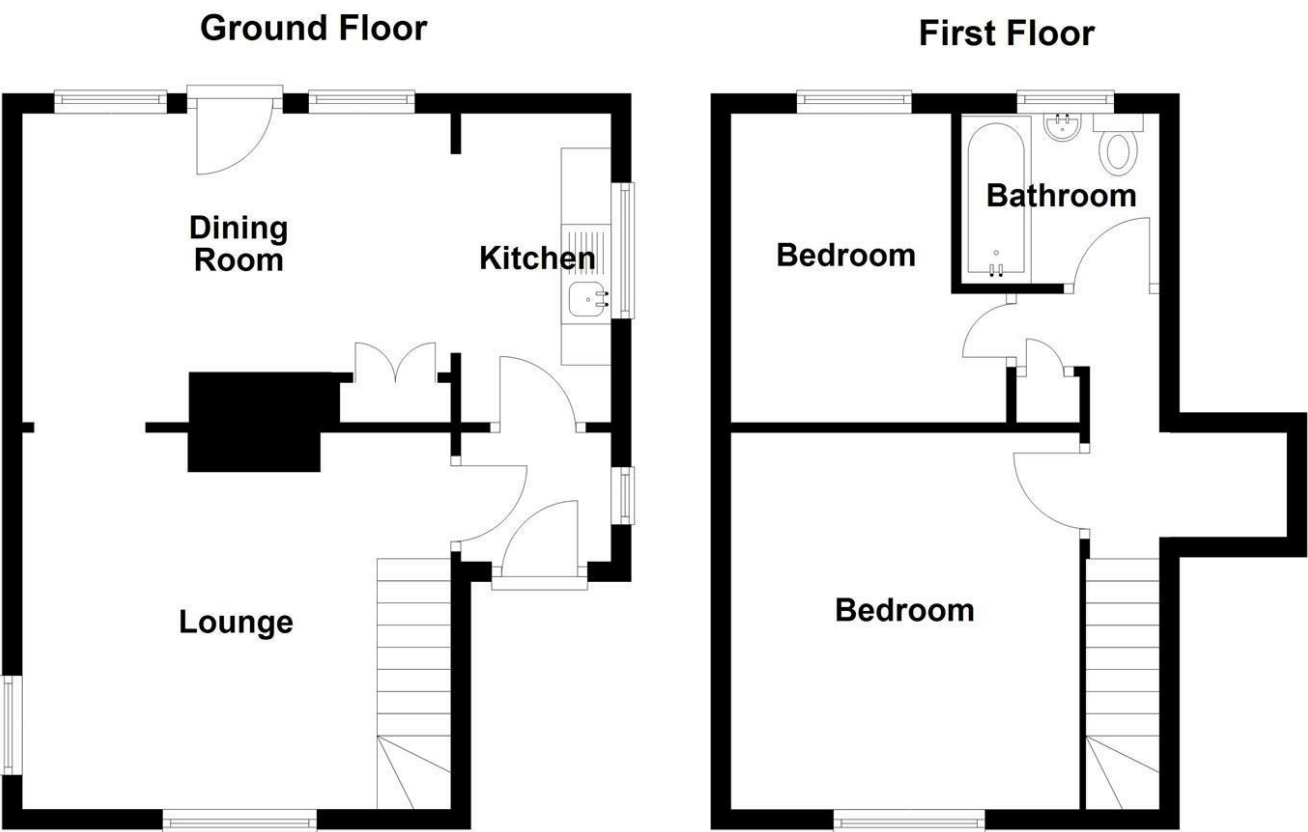
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a

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.

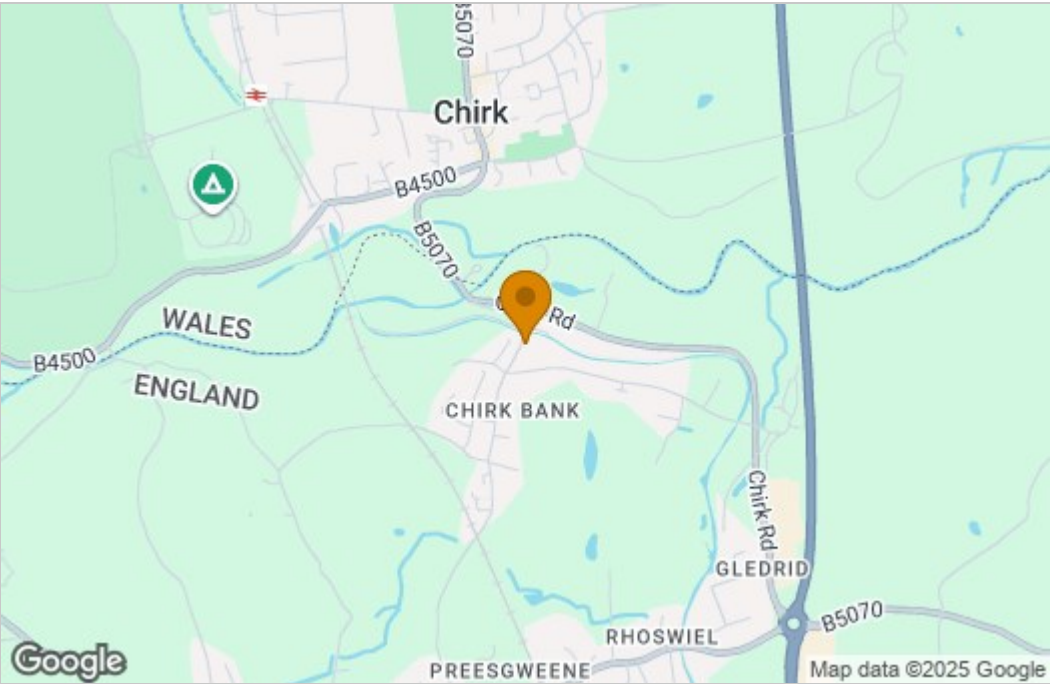
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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



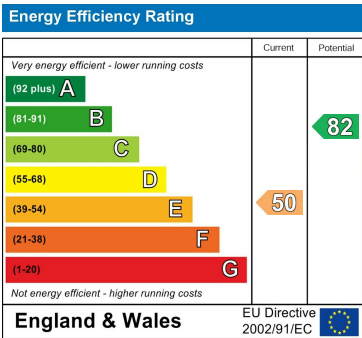
Floor Plan



Area Map



Energy Efficiency Graph



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