

8 Pontfaen Chirk Wrexham LL14 5EW



3 Bedroom House - Detached
Offers In The Region Of £345,000

The features

- PERIOD DOUBLE FRONTED DETACHED COTTAGE
- WEALTH OF CHARM AND CHARACTER
- GOOD SIZED KITCHEN/BREAKFAST ROOM
- PARKING FOR SEVERAL CARS AND ENCLOSED REAR GARDEN
- VIEWING ESSENTIAL.
- STUNNING RURAL VIEWS OVER THE CEIRIOG VALLEY
- LOUNGE AND SITTING/DINING ROOMS EACH WITH LOG BURNERS
- 3 DOUBLE BEDROOMS AND BATHROOM
- TERRACE AND SUMMER HOUSE WITH WONDERFUL VIEWS



***** CHARACTERFUL COTTAGE WITH BREATH-TAKING VIEWS *****

A unique opportunity to purchase this charming 3 bedroom detached stone Cottage full of character and having the most wonderful views over the adjoining Ceiriog Valley. Perfect for those buyers looking for an idyllic country retreat.

Located in this much sought after village, ideally placed for commuters with ease of access to the A5/M54 motorway network and being a short drive from the Railway station and amenities at nearby Chirk.

The accommodation which must be viewed to be fully appreciated briefly comprises Lounge and Sitting/Dining Room each with feature log burners, good sized Kitchen/Breakfast Room, 3 generous Bedrooms and Bathroom.

The property has the benefit of oil central heating, oak doors, parking for several cars, enclosed rear garden and a wonderful terrace with summer house from which there are the most breath-taking views over the adjoining valley.

Viewing essential.

Property details

LOCATION

The property occupies an enviable position in this much sought after village location. Ideally placed for access to Chirk, Oswestry, Wrexham and Chester along with the county Town of Shrewsbury.

Directions - From Oswestry Take the Gobowen Road (B5609) onto the A5 towards Wrexham, to the Gledrid island where you take the second exit signposted Chirk and proceed until reaching the Village. Turn left opposite the Church onto the B4500. Proceed over the first roundabout to the second roundabout. Turn first left over the bridge and then immediately right. Follow the road up where the property will be seen on the left.

DINING/SITTING ROOM

A lovely multi purpose room with window to the front. Chimney breast housing cast iron log burner, exposed painted ceiling, radiator. Stable style door to the front.

LOUNGE

having window to the front. Feature stone fireplace housing cast iron log burner set onto slate hearth with shelved recess to the side, exposed painted ceiling timbers, media point, radiator.

KITCHEN/BREAKFAST ROOM

A lovely light room with windows to three elevations. Fitted with range of cream fronted shaker style units

incorporating single drainer one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with wooden edged work surfaces over and having ample space for appliances with plumbing for dishwasher and washing machine. Inset 4 ring hob with extractor hood over and oven and grill beneath and contrasting eye level wall units. Peninsular breakfast bar divide with overhang seating area, recessed ceiling lights, tiled floor, radiator, and stable style door to the garden. Useful under stairs storage cupboard.

FIRST FLOOR LANDING

Staircase leads to the First Floor Landing off which lead

BEDROOM 1

A double room with window to the front with lovely open aspect over the Ceiriog valley, dressing table recess with fitted spotlights over, radiator.

BEDROOM 2

Another double room with window to the front with aspect over the Ceiriog Valley, radiator and wooden effect floor covering.

BEDROOM 3

A lovely light room with windows to two elevations, wooden effect flooring, radiator.

BATHROOM

A well appointed room with shaped panelled bath, large shower cubicle with electric shower unit, wash hand basin and WC set into concealed vanity surround with storage. Complementary tiled surrounds, window to the rear and velux roof light. Wall mounted column style radiator.

OUTSIDE

The front of the property is approached via steps to the garden which has paved sun terrace and lawn with flower and shrub beds and screened with dwarf stone walling. Side pedestrian access to the Rear Garden which is laid to brick paved sun terrace with shaped lawn having flower, shrub and herbaceous beds and which offers a good level of privacy. Garden Store and Wood store and enclosed with wooden fencing and walling.

Opposite the property is a delightful terrace which is particularly well screened and provides the most wonderful outlook over the Ceiriog Valley - the perfect spot to watch the sun set, dine and entertain family and friends or just embrace the wildlife. With a decked and paved entertaining section and lawn area along with summerhouse. Enclosed with decorative wrought iron balustrading and steps leading down into the valley.

Parking for several cars.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold . We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains water, electricity and drainage are connected. Oil central heating.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C-Shropshire Council- again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website

Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

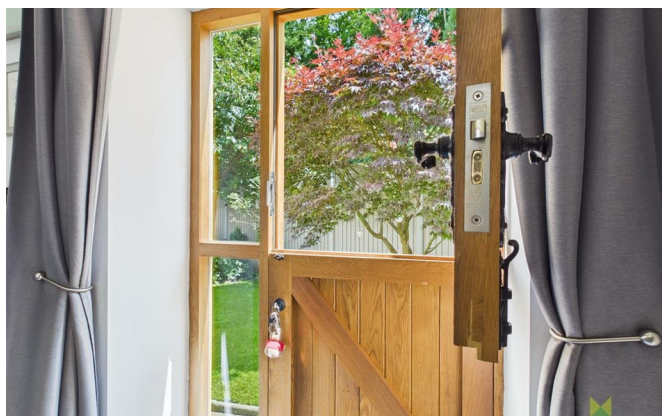
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

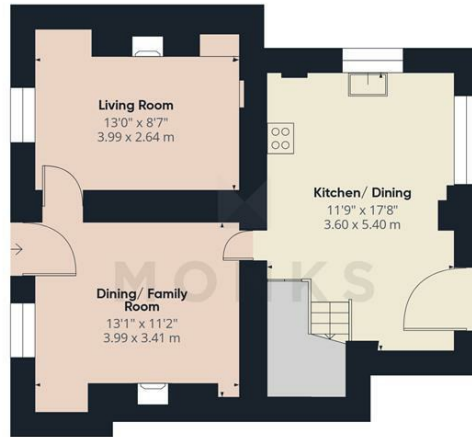




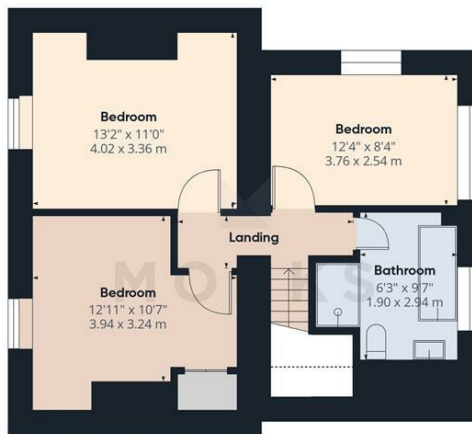
8 Pontfaen, Chirk, Wrexham, LL14 5EW.

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Floor 0



Floor 1



Approximate total area¹⁾
985 ft²
91.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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