



1 Gledrid Terrace, Gledrid, Chirk, Wrexham, LL14 5DN

**Bowen Son
and Watson**

with **Kent Jones**

1 Gledrid Terrace, Gledrid, Chirk, Wrexham, LL14 5DN

Offers in the region of £260,000.

A spacious and characterful two bedroom end of terrace property situated in a quiet location adjacent to the Shropshire Union Canal.

The property is immaculately presented and includes a generously sized plot with extensive gardens alongside off road parking provision and a garage which is located a short walk along the access roadway.

Internally the property retains a wealth of features which supplement the nicely proportioned accommodation.

A dual facing log burner between the Living Room and Dining Room is a particular feature. Internal inspection is highly recommended by the sole selling agent.

General Remarks

Bowen Son and Watson with Kent Jones are delighted with instructions to offer 1 Gledrid Terrace for sale by private treaty. This most individual property offers the benefits of country living alongside accessibility to transport links and local centres.

The large canalside gardens are a most notable feature and provide access onto the towpath itself. The property also includes a useful garage which provides parking and storage space above.

Location

The property is situated at Gledrid on the fringes of the village of Chirk Bank adjacent to the Shropshire Union Canal and within the UNESCO world heritage site which includes the nearby Chirk Aqueduct.

Chirk Bank is situated between Chirk and Weston Rhyn both of which offer an excellent range of local amenities including shops, post office, public houses and excellent primary schools. Easy access onto the A5/A483 provides

links to the larger towns of Oswestry, Wrexham, Shrewsbury and the city of Chester. Chirk has a train station which provides services to Birmingham and Manchester.

Accommodation

A uPVC door at the front of the property leads into:

Porch

With uPVC door into:

Dining Room

13' 0" x 10' 10" (3.97m x 3.31m)

Beams to the ceiling, dual facing woodburner with brick hearth (which also looks onto lounge), exposed brick chimney breast housing shelving with fitted cupboards to the side. Radiator and door into:

Lounge

15' 8" x 10' 11" (4.77m x 3.34m)

Woodburner set on a rased tiled & brick hearth and exposed beams to the ceiling. uPVC French windows leading into the garden.



Kitchen/Breakfast Room

24' 2" x 4' 4" (7.36m x 1.33m plus 3.16m x 1.75m)

Fully fitted kitchen with matching base units and eye level wall cupboards, granite effect worktop over, Neff induction hob with feature backsplash & Neff stainless steel extractor hood above. Worcester oil fired boiler, Integrated Neff oven/grill and separate Neff microwave. Integrated fridge and freezer, integrated dishwasher, ceramic sink and drainer with mixer tap over, radiator, fitted breakfast bar, Velux window, spotlights to the ceiling, stairs to first floor landing and uPVC door into:

Side Entrance Hallway

With tiled floor, uPVC door to outside. Door into:

Utility Room

6' 0" x 4' 10" (1.82m x 1.48m)

Tiled floor and space and plumbing for washing machine and tumble dryer.

Inner Hall

Hallway off Kitchen with pantry cupboards and door into:



Ground Floor Bathroom

8' 6" x 4' 9" (2.58m x 1.44m)

Bathroom suite comprises panel bath, low level flush WC, pedestal wash hand basin, heated towel rail, tiled surround and extractor fan.

Stairs to First Floor Landing

19' 11" x 4' 8" (6.08m x 1.43m)

Currently used as a study with windows overlooking the rear garden. Radiator.

Bedroom One

13' 0" x 10' 10" (3.95m x 3.29m)

Radiator.

Bedroom Two

12' 7" x 10' 9" (3.83m x 3.27m)

Feature cast iron fireplace with tiled inset and timber surround. Radiator.

Shower Room

6' 8" x 4' 9" (2.02m x 1.45m)

Fitted shower cubicle with dual shower heads, wash hand basin with vanity cupboard below, low level flush WC and heated towel rail. Velux window and extractor fan.



Outside

The property offers large and well stocked gardens to the rear with access to the towpath beyond. The gardens themselves include large lawned areas, a paved patio, ornamental pond, vegetable garden, glazed greenhouse and garden shed (2.74m x 2.13m) with light and power.

Garage

17' 5" x 14' 1" (5.3m x 4.3m)

Light and Power laid on with storage space above.

EPC Rating

EPC Rating - Band 'D' (59).

Council Tax Band

Council Tax Band - 'B'.

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury.



Directions

From the A5 take the B5070 at the Gledrid roundabout signposted towards Chirk.

Just before reaching the Poachers public house on the left hand side, there is a turning signposted left for Gledrid Terrace.

Turn left here and proceed down the access roadway where the property will be found at the far end of the terrace on the right hand side.



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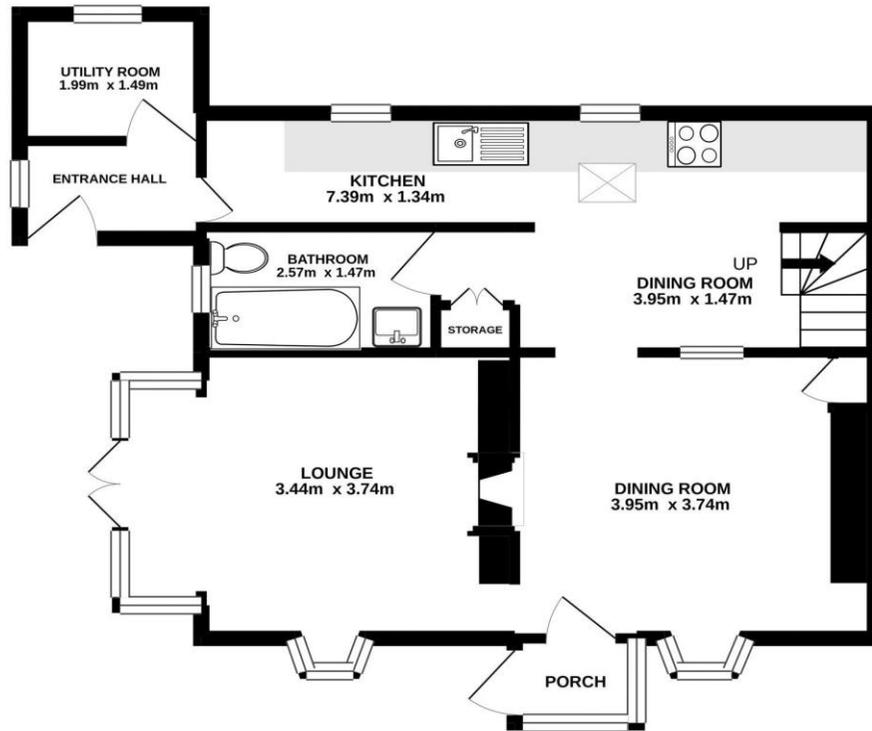
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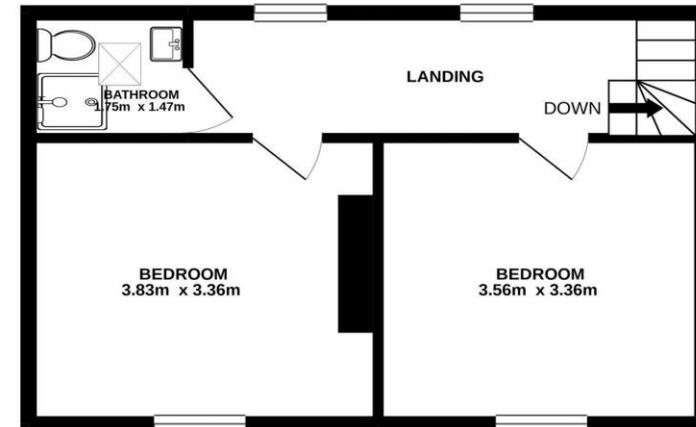




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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