



BRON HEULOG

CHIRK | WREXHAM | LL14 5BL





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Oswestry 6 miles | Wrexham 10 miles | Shrewsbury 21 miles | Chester 21 miles
(all mileages are approximate)

An Exceptional Country Home Occupying a Private Elevated Position with Panoramic Views Across the Ceiriog Valley.

Detached Stone Cottage in Elevated South Facing Position
Commanding Views Across the Ceiriog Valley
Extended & Renovated with Character Features
Approx. ¾ Acre of Mature Gardens & Grounds
Recently Added Solar Panels & Partial Roof Retiling



Oswestry Office

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Viewing is strictly by appointment with the selling agents



GARDENS

The property is approached via a sweeping driveway leading to a generous parking and turning area, enhanced by the addition of a substantial three bay carport and garage, providing excellent covered parking and storage.

The gardens and grounds extend to approximately three-quarters of an acre, enjoying a delightful south facing aspect and commanding views over the Ceiriog Valley. The grounds lie within the original Chirk Castle boundary, with the historic wall forming an attractive feature within the landscape.

The gardens are predominantly laid to lawn with well-stocked borders, mature trees including Beech, Birch and Cherry, and a variety of shrubs and seasonal planting.

A particular highlight is the thoughtfully designed outdoor entertaining space, incorporating patio seating areas and a hot tub, perfectly positioned to take in the surrounding countryside and create an ideal setting for relaxation and social occasions.

SCHOOLING

The property is well placed for a range of highly regarded educational facilities. Primary schooling is available in nearby Chirk, whilst secondary education can be found at the popular Ysgol Dinas Brân in Llangollen and The Marches School in Oswestry. Independent schooling is available at Moreton Hall and Oswestry School, both of which are within convenient travelling distance.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property benefits from mains electricity and water. Drainage and heating arrangements should be confirmed by the vendor's solicitor during the conveyancing process.

LOCAL AUTHORITY

Wrexham County Council.

COUNCIL TAX

Council Tax Band - E

DIRECTIONS

From the A5 travelling towards Wrexham, proceed to the Gledrid roundabout and take the second exit signposted Chirk. Upon entering the village take the first turning left signposted Glyn Ceiriog. Continue past the fishing pools and farm shop on the left and proceed for approximately 0.5 mile. Turn right at a small crossroads (indicated by a 'no through road' sign), continue for approximately 100 yards and the property will be found on the right-hand side.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or these sale particulars or these

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



