

# BOWEN

PROPERTY SINCE 1862



Offers in the region of £225,000

Greylands, Chirk Green, Chirk,  
Wrexham, LL14 5PU

🏠 3 Bedrooms

🚿 1 Bathroom

## Greylands, Chirk Green, Chirk, Wrexham, LL14 5PU



### General Remarks

A well presented and characterful three bedroom detached bungalow situated in a convenient residential location within walking distance of the centre of Chirk. Having ample off-road parking and gardens to the front and rear, the property is warmed by gas fired central heating and has uPVC double glazing throughout.

The rooms are well proportioned and having been recently decorated, the property provides an ideal blank canvass for purchasers to make their own mark. Early inspection is recommended to appreciate this property which is for sale with no onward chain.

**Location:** The property is located within a short walking distance of the centre of the popular border town of Chirk. The town has an excellent range of Shops, Post office, Public Houses and both Infants & Junior schools as well as transport to Secondary High Schools.

Easy access onto the A5/A483 provides links to the larger towns of Oswestry, Wrexham & Shrewsbury as well as the City of Chester. Chirk also has a railway station providing services to Birmingham & Chester.



## Looking for that perfect mortgage?

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Your home may be repossessed if you do not keep up repayments on your mortgage

### Accommodation

**Covered Entrance Porch:** A part glazed uPVC door at the front of the property leads into:

**Hall:** Wood effect flooring, radiator, doors off to:

**Inner Hall:** Continuation of wood effect flooring, access to loft space and doors off to:

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

**Living Room:** 13' 3" x 12' 7" (4.03m x 3.84m)

Open fireplace with decorative tile hearth and surround, wood flooring, radiator and TV/telephone points.

**Kitchen:** 12' 7" x 8' 1" (3.83m x 2.47m max.)

Range of fitted base units with worktops over and inset stainless steel sink. Space for a range cooker and fridge freezer, Logic gas fired boiler, tiled floor, radiator, part tiled walls and built-in storage/pantry cupboard with space and plumbing for a washing machine. Door off to:

**Rear Hall:** Tiled floor, part glazed uPVC door to garden and separate door to:

**Cloakroom:** 4' 4" x 3' 7" (1.33m x 1.09m) Tiled floor and low level flush WC.

**Bedroom 1:** 12' 4" x 11' 9" (3.76m x 3.59m max.) Wood effect flooring and radiator.

**Bedroom 2:** 11' 10" x 9' 0" (3.60m x 2.74m max.) Wood effect flooring and radiator.





**Bedroom 3:** 9' 2" x 8' 11" (2.79m x 2.71m)  
Radiator, wood flooring and glazed doors to rear gardens.

**Shower/Wet Room:** 6' 10" x 5' 9" (2.08m x 1.75m) Large shower area with non-slip flooring, pedestal wash hand basin and low level flush WC. Part tiled walls, heated towel rail and extractor fan.

**Detached Single Garage:** With up/over door to front.

**Outside:** To the front of the property the driveway is bordered by lawned gardens, shrubs, hedges and timber fencing. A pedestrian access gate at the side provides access to the rear gardens which include further lawns, an externally accessed coal shed 5' 4" x 2' 9" (1.62m x 0.83m) and the detached garage.

**Tenure:** We are informed that the property is freehold subject to vacant possession on completion.

**Council Tax Band:** Council Tax Band 'D'.

**Local Authority:** Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY.  
Tel: (01978) 292000.

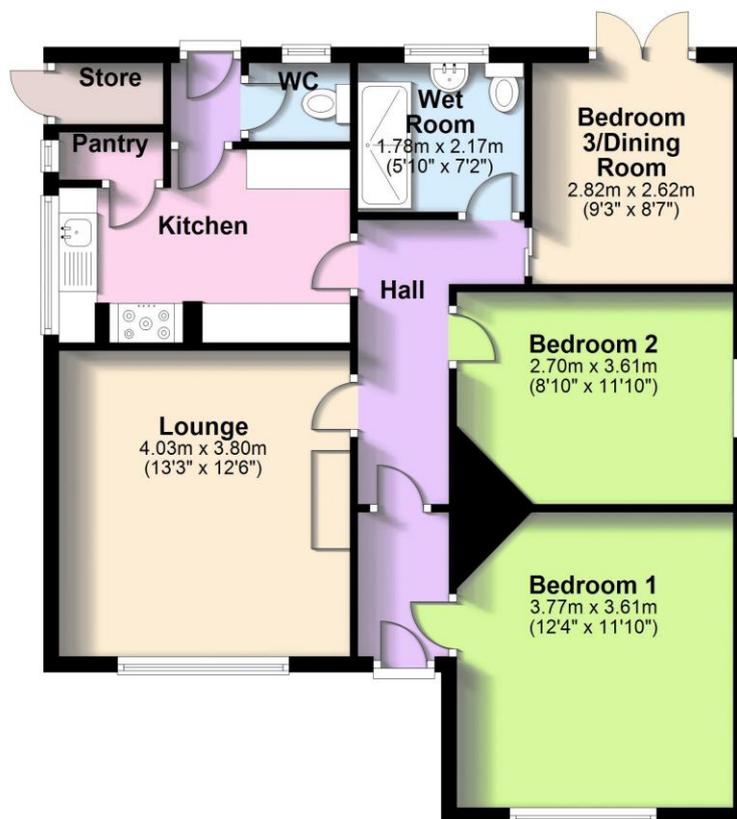
**EPC Rating:** EPC Rating - Band E (44).

**Directions:** From the Agent's Chirk office proceed through the town passing the cenotaph then take the first right turn into Colliery Road. Continue and keep following the road before turning left at the Fire Station. Continue past the first left hand turning and the property will be located on the left hand side.



## Ground Floor

Approx. 74.0 sq. metres (796.2 sq. feet)



Total area: approx. 74.0 sq. metres (796.2 sq. feet)

All measurements are approximate & for display purposes only.  
Plan produced using PlanUp.

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