

# BOWEN

PROPERTY SINCE 1862



Offers in the region of £185,000

3 Bedrooms 1 Bathroom

Grenville, Chirk Green, Chirk,  
Wrexham LL14 5PY

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## General Remarks

Bowen are delighted to offer for sale this spacious 2/3 bedroom semi detached dormer bungalow set within a good sized plot and situated in a quiet residential area in the popular border town of Chirk.

The property offers flexible living accommodation on the ground floor with Lounge, Kitchen and Dining Room (which could also be used as a downstairs bedroom), Large Bathroom (adapted for Disabled users) and Utility Room. On the first floor are 2 bedrooms and a separate WC.

The properties gardens are one of its most notable features with a raised patio, mature fruit trees, vegetable plot and greenhouse. The driveway provides ample off road parking and access to a Single Garage. The property benefits from Oil Fired Central heating and meat framed double glazed windows.



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35 Bailey Street Oswestry Shropshire SY11 1PX

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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.

**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.

### Accommodation

The property is constructed of brick under a pitched tiled roof and is approached over a driveway with a glazed door and glazed side panel into:

**Entrance Hall:** With tiled floor, radiator, fitted cloak cupboard. Opening into:

**Kitchen:** 11' 9" x 8' 11" (3.58m x 2.72m) Fully fitted kitchen with matching base units and eye level wall cupboards with work top over and tiled surround, 1/1/2 bowl stainless steel sink and drainer with mixer tap. high level integrated fan assisted oven and grill, space for microwave, 4 ring induction hob with extractor hood over, tiled floor fitted folding breakfast bar, oil fired boiler. Partly glazed door into Inner Hallway.

**Lounge:** 15' 5" x 11' 0" (4.71m x 3.36m) Fitted feature fireplace and television stand with timber mantel and tiled hearth with electric coal effect fire and radiator. Partly glazed door into:

**Dining Room/Bedroom 3:** 12' 3" x 11' 2" (3.73m x 3.4m) uPVC doors to rear garden and radiator. Partly glazed door into:

**Inner Hallway:** With tiled floor, stairs to first floor and radiator. Doors into Kitchen and

**Bathroom:** 8' 6" x 9' 0" (2.6m x 2.75m) Bathroom suite comprising walk in shower with electric shower and tiled surround, corner bath with electric shower over, pedestal wash hand basin, low level flush W.C., radiator, tiled floor and partly tiled surround.

**Utility Room:** 6' 4" x 5' 10" (1.93m x 1.77m) Low level flush W.C., space and plumbing for washing machine, fitted storage cupboard, radiator and tiled floor. Stairs off Inner Hall with electric stair lift to:

**First Floor Landing:** Radiator and access to loft space.

**Bedroom 1:** 17' 7" x 9' 9" (5.37m x 2.96m) Fitted wardrobe with sliding mirrored doors with hanging rail and shelving, fitted dressing table, separate fitted wardrobe with hanging rail and shelf above and under eaves storage.

**Bedroom 2:** 14' 10" x 9' 11" (4.52m x 3.01m) Maximum Fitted wardrobe with hanging rail and shelf above, storage cupboard and radiator.

**Separate WC:** With low level flush w.c., pedestal wash hand basin and under eaves storage.





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

**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 taking the 2nd turning right onto Chirk Green Road, where the property will be found on the left identified by the Agents board.

**Gardens :** Excellent gardens to the rear with paved patio area with wrought iron gates leading to driveway and steps with trellis and raised flower beds to the sides leading to a lawned garden and vegetable patch, Greenhouse and fruit trees. At the front the driveway provides ample off road parking and is bordered by a lawned garden, shrubs and flowering beds.

**Greenhouse:** 18' 0" x 8' 2" (5.48m x 2.48m)

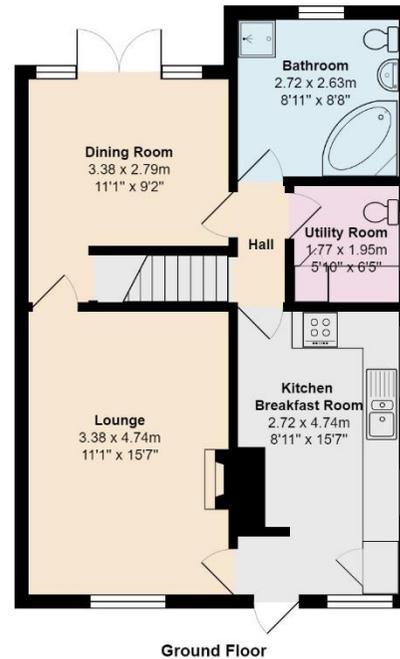
**Garage:** 15' 7" x 9' 0" (4.75m x 2.75m) With up and over door.

**EPC Rating:** EPC Band E (42)

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



Grenville, Chirk Green, Chirk, LL14 5PY



Total Area: 108.9 m<sup>2</sup> ... 1172 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Get the most out of your property

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