

# BOWEN

PROPERTY SINCE 1862



Offers in the region Of £317,500

1 The Laurels, Chirk Bank, Chirk,  
Wrexham, LL14 5DY

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🏠 3 Bedrooms

🚿 2 Bathrooms



# 1 The Laurels, Chirk Bank, Chirk, Wrexham, LL14 5DY



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### General Remarks

A spacious and ideally located three bedroom semi detached property situated within the popular village of Chirk Bank. The property has been well maintained and is exceptionally presented for sale. The accommodation is generously sized and laid out over three storeys.

There are two reception rooms on the ground floor supplemented by a well appointed Kitchen with adjoining Breakfast Room. On the first floor are two bedrooms, a study/music room and bathroom, while on the second floor is another bedroom.

The property is warmed by gas fired central heating and includes off road parking to the front with good sized gardens to the rear. Early inspection is highly recommended.

**Location:** The property is situated in the popular village of Chirk Bank 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 part glazed uPVC door at the front of the property leads into:

**Porch:** 7' 3" x 3' 8" (2.22m x 1.12m) Quarry tiled floor and part glazed door into:

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.

**Hall:** 11' 11" x 5' 11" (3.64m x 1.81m) Radiator, stairs to first floor landing, thermostat and doors off to:

**Sitting Room:** 11' 11" x 11' 11" (3.63m x 3.62m) max Cast iron fireplace with wood surround. TV point and radiator.

**Lounge:** 18' 1" x 11' 6" (5.50m x 3.51m) Log burner set on slate hearth with oak mantle. Radiator, TV point and door to:

**Kitchen:** 11' 11" x 8' 6" (3.62m x 2.60m) Range of fitted base/eye level wall units with worktops over and inset composite sink/drain. Integrated oven and hob with extractor hood over. Integrated fridge and freezer. Space/plumbing for washing machine. Cupboard housing newly fitted Worcester gas fired boiler, wood effect flooring, part tiled walls, part glazed uPVC door the side porch and steps up to:







**Breakfast Room:** 8' 11" x 6' 10" (2.72m x 2.09m) Radiator, wood effect flooring and 'Velux' window.

**Side Entrance Porch:** 6' 8" x 4' 8" (2.04m x 1.42m) Quarry tiled floor, part glazed uPVC door the rear and bi-folding door to:

**Cloakroom:** 6' 8" x 2' 6" (2.04m x 0.75m) Low level flush w.c. and pedestal wash hand basin.

**Stairs to first floor landing:** With doors off to:

**Bedroom 1:** 13' 9" x 12' 0" (4.20m x 3.65m) Cast iron feature fireplace, fitted wardrobes, TV point, radiator and door to:

**Shower Room:** Large walk in shower cubicle with Triton electric shower, tiled surround, wood effect flooring, over stairs platform and radiator.

**Bathroom:** 8' 2" x 4' 11" (2.49m x 1.51m) Suite comprising 'P' shaped bath with Mira electric shower over, pedestal wash hand basin and low level flush w.c. Tile effect flooring, part tiled walls, heated towel rail and extractor fan.

**Office/Music Room:** 11' 9" x 11' 7" (3.58m x 3.53m) Could be used as an occasional fourth bedroom. Wood flooring, radiator, stairs to second floor and built in airing cupboard with slatted shelving. Door to:

**Bedroom 2:** 11' 11" x 8' 8" (3.63m x 2.63m) Radiator.

**Stairs to second floor:** Opening into:

**Bedroom 3:** 17' 4" x 10' 9" (5.28m x 3.28m) max Limited headroom under eaves. Storage cupboards under eaves, exposed brickwork and 'Velux' window.

**Outside:** At the front of the property a driveway provides two off road parking spaces. Steps then lead through terraced front gardens which are hard landscaped for ease of maintenance. A path leads along the side of the property to the rear gardens where there is a paved patio with steps to lawns bordered by a slate chipped path and flowering beds. At the far end of the garden is a timber garden store with adjoining summer house/garden bar and open fronted seating area.

**EPC Rating:** EPC Rating - Band 'D' (58).

**Council Tax Band:** Council Tax Band - 'B'.

**Local Authority:** Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury.

**Services:** We are informed that the property has mains gas, electricity, water and drainage connections.





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

**Directions:** From the A5 take the B5070 at the Gledrid roundabout signposted towards Chirk. Continue before turning left by the Bridge Public House signposted for Chirk Bank. Proceed into Chirk Bank and over the canal bridge, continuing ahead and up the hill where the property will be found on the left hand side.



Total area: approx. 139.7 sq. metres (1503.9 sq. feet)

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

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