

**BOWEN**

PROPERTY SINCE 1862



Offers in the Region Of £250,000

🏠 2 Bedrooms    🚿 2 Bathrooms & Former Shop Premises

Compton House, 10 & 10a Station Avenue,  
Chirk, Wrexham, LL14 5LS

## Compton House, 10 & 10a Station Avenue, Chirk, Wrexham, LL14 5LS

### General Remarks

A rare opportunity to acquire a spacious ground floor shop/storage unit together with a separate self contained two bedroom first floor apartment. The property also includes good sized rear gardens, garaging and off road parking.

The shop unit has been granted approval (Ref: CHI P/2022/0625) for the conversion to an additional residential dwelling, while the first floor apartment, which is currently let under the terms of an occupation contract, provides most comfortable living accommodation. The property is situated in the popular town of Chirk overlooking the park and is well placed for local amenities. Internal inspection is essential.

Bowen are delighted with instructions to offer Compton House on Station Avenue in Chirk for sale by private treaty. This provides potential purchasers the opportunity to acquire a property with the potential to run a successful business on the ground floor whilst living in a most comfortably appointed apartment on the first floor.



Alternatively, the property could be purchased as an investment property with the first floor currently let under the terms of an occupation contract and permission granted to convert the shop into an additional residential dwelling.

**Location:** The property is ideally located within walking distance of the centre of the popular border town of Chirk and all local amenities. The town itself has an excellent range of Shops, Post office, Bank, Public Houses and both Infants/Junior schools. Easy access onto the A5/A483 provides direct links to the larger towns of Oswestry, Wrexham and Shrewsbury as well as the City of Chester. The property is also within walking distance of Chirk Railway Station which provides services to Birmingham, Chester & beyond.

#### Accommodation

A part glazed door from the driveway leads into:

**Entrance Hall:** Decorative quarry tiled flooring, radiator, staircase to living accommodation and part glazed door to:

**Rear Entrance Porch:** Quarry tiled flooring and part glazed door to gardens.

**Staircase to First Floor Landing:** With access to large loft space which offers potential for conversion to additional accommodation (Subject to obtaining the necessary consents), radiator and doors off to:

**Living Room:** 15' 11" x 12' 2" (4.85m x 3.71m) Television/telephone points, views of park to front, radiator and opening to:

**Dining Room:** 12' 7" x 10' 1" (3.84m x 3.08m) Cast iron feature fireplace, radiator and part glazed door to landing.

**Kitchen/Breakfast Room:** 13' 1" x 10' 2" (4.00m x 3.10m) Full range of fitted base/eye level wall units with worktops over and inset 1 1/2 bowl ceramic sink/drain. Space for cooker, fridge freezer, washing machine and dishwasher. Radiator, extractor fan, part tiled walls Navien oil fired boiler and access to loft space.

**Bedroom One:** 12' 2" x 12' 0" (3.71m x 3.67m) Feature cast iron fireplace, radiator and views over park to front. Door to:

**W.C.:** 8' 10" x 3' 7" (2.68m x 1.09m) Low level flush w.c. and pedestal wash hand basin.

**Bedroom Two:** 10' 1" x 8' 9" (3.07m x 2.67m) Radiator.

**Bathroom:** 11' 9" x 9' 8" (3.57m x 2.94m) Suite comprising roll top bath, separate shower cubicle, pedestal wash hand basin and low level flush WC. Part panelling to walls, radiator, heated towel rail, extractor fan and fitted wall shelves.

**Former Shop Premises:** A part glazed door from the driveway leads into:

**Front Sales Space:** 16' 1" x 11' 11" (4.90m x 3.64m) Extensive window frontage and opening to:

**Additional Sales Area:** 12' 8" x 8' 10" (3.85m x 2.69m) Radiator and part glazed door to:









**Rear Store Room:** 15' 11" x 11' 4" (4.86m x 3.45m) max Radiator, door to rear and sliding internal door to:

**Store Room Two:** 10' 3" x 5' 5" widening to 10' 11" (3.12m x 1.66m widening to 3.34m) Radiator, space/plumbing for appliance & door to:

**Shower Room:** 6' 10" x 3' 3" (2.08m x 0.98m) Shower cubicle with rainfall shower, pedestal wash hand basin and low level flush w.c. Spotlights and extractor fan.

**W.C.:** With low level flush WC and wash hand basin.

**Garage:** 28' 7" x 8' 6" (8.70m x 2.59m) With light and power facilities laid on and double doors to front/rear.

**Gardens:** The gardens to the rear of the property are good sized and a notable feature. They include a small patio area with gravelled paths leading to lawned gardens. Adjoining the paved patio are two small brick built store rooms.

**Tenure:** We are informed that the property is freehold. The shop premises is vacant and the first floor apartment is currently let subject to the terms of an occupation contract under the Renting Homes Wales Act 2016. Vacant possession of the property as a whole can be provided if required, subject to the appropriate notices being served and timeframes for this.

**Services:** We are informed that the property is connected to mains electricity, water and drainage systems. There is a private oil fired central heating system.

**EPC Ratings:** 10a Station Avenue (First Floor Apartment) - Band 'E' (54).

10 Station Avenue (Former Shop Premises) - Band 'C' (57).

**Council Tax Band & Business Rates:** 10a Station Avenue (Apartment) Council Tax Band 'A'. The current rateable value of the shop premises is £4,000. This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

Start your property journey with us today

We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.

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

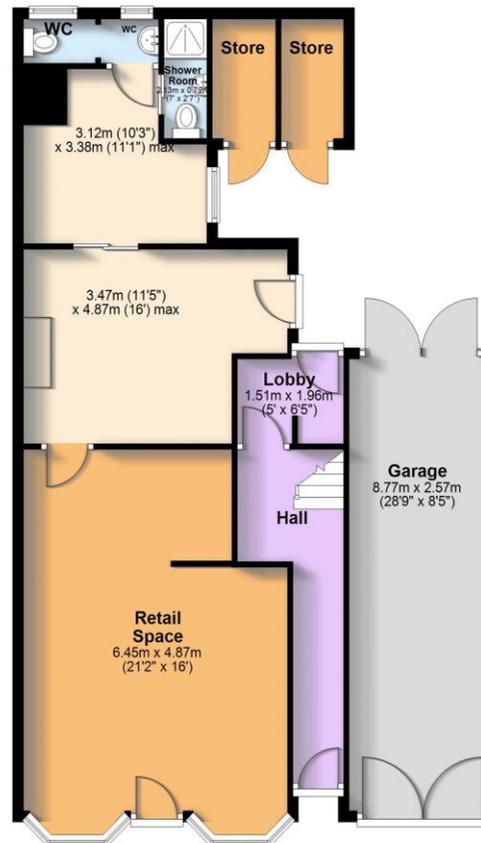
**Planning Permission:** Planning Permission was granted on 28/09/2023 for the conversion of the former shop premises into a separate residential dwelling. Further details can be found by using the reference CHI P/2022/0625 within Wrexham's online Planning Portal.

**Directions:** Proceed through Chirk taking your first left hand turn by the cenotaph onto Station Avenue. Proceed along his road where the property will be located on your left hand side identified by the agent's For Sale board.

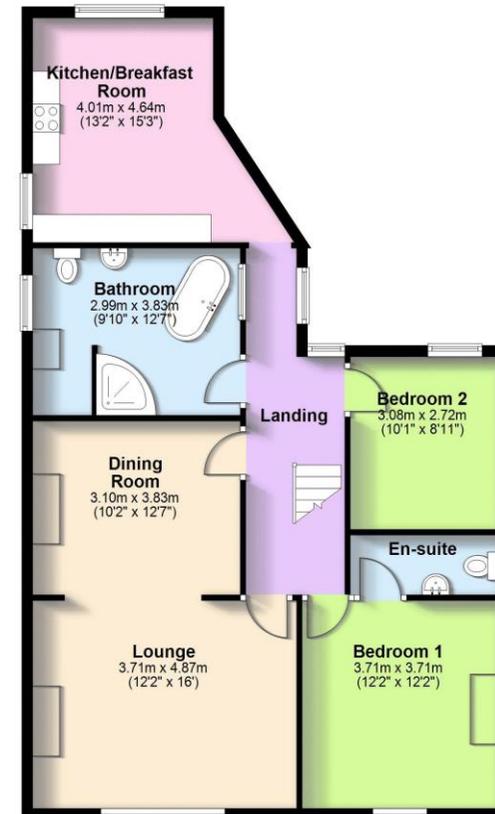
## Get the most out of your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

**Ground Floor**  
Approx. 97.5 sq. metres (1049.1 sq. feet)



**First Floor**  
Approx. 94.0 sq. metres (1012.3 sq. feet)



Total area: approx. 191.5 sq. metres (2061.4 sq. feet)

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

