

# BOWEN

PROPERTY SINCE 1862



Offers in the region of £179,950

3 Bedrooms 1 Bathroom

26 Crogen, Lodgevale Park, Chirk. LL14 5BN



# 26 Crogen, Lodgevale Park, Chirk LL14 5BN

# BOWEN

PROPERTY SINCE 1862



**General Remarks:** Bowen are delighted with instructions to offer 26 Crogen on Lodgevale Park in Chirk for sale by private treaty. This well designed three bedroom bungalow occupies a quiet cul-de-sac location within the development. The property is warmed by gas fired central heating and is fully uPVC double glazed.

**Location:** The property is situated on the popular residential development of Lodgevale Park within the small border town of Chirk. The town contains an excellent range of shops, Public Houses and local amenities including excellent Infant and Junior schools. Easy access onto the A5 and A483 provides links to the larger towns of Llangollen, Oswestry, Wrexham and the City of Chester. Chirk also has a train station providing services to Birmingham and Manchester.

**Accommodation:** A part glazed uPVC at the side of the property leads into:

**Hall:** Radiator, access to loft space, meter cupboard, thermostat and doors off to:

**Living Room:** 16' 0" x 11' 3" (4.87m x 3.42m) Electric fireplace, two radiators, TV point and opening into:

**Dining Room:** 9' 6" x 8' 10" (2.90m x 2.69m) Radiator and opening into:

**Kitchen:** 10' 11" x 8' 10" (3.33m x 2.68m) Modern range of fitted base/eye level wall units with worktops over and inset stainless steel sink/drain. Space for cooker with extractor hood over, space/plumbing for washing machine, fridge freezer and dishwasher. Tiled floor, part tiled walls, radiator and glazed uPVC door to gardens.

**Bedroom 1:** 11' 8" x 11' 3" (3.56m x 3.44m) Fitted wardrobes, dressing table and radiator.

**Bedroom 2:** 11' 8" x 10' 3" (3.55m x 3.12m) max Radiator.

**Bedroom 3/Study:** 10' 3" x 7' 3" (3.13m x 2.21m) Radiator, telephone point and cupboard housing 'Worcester' gas fired boiler.

**Bathroom:** 8' 0" x 4' 5" (2.44m x 1.35m) Modern suite comprising panel bath with mixer shower over, concealed flush w.c. and wash hand basin with

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.

BOWEN

SINCE 1862

35 Bailey Street Oswestry Shropshire SY11 1PX

01691 652367 | [bowen.uk.com](http://bowen.uk.com) | [oswestrysales@bowen.uk.com](mailto:oswestrysales@bowen.uk.com)



vanity unit below. Built in airing cupboard, tiled floor, tiled walls and heated towel rail.

**Garage:** 16' 8" x 7' 10" (5.08m x 2.38m) Up/over door to front, door doors to rear gardens and light/power facilities laid on.

**Outside:** The property includes a large driveway to the front bordered by lawned gardens and hedging. At the end of the driveway, the garage provides access via the rear double doors to the rear gardens. These are again mainly laid to lawn with pedestrian pathways and a private aspect.

**EPC Rating:** EPC Rating - Band 'C' (69).

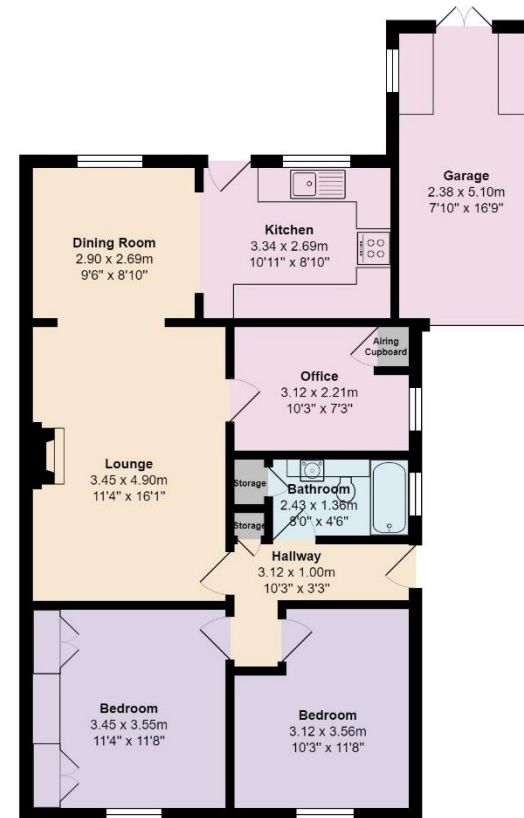
**Council Tax Band:** Council Tax Band - 'C'.

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

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

**Directions:** From Chirk town centre proceed towards Llangollen and just before leaving the town take the right hand turning into Lodgevale Park. Take the second turning on the left hand side and the property will be found on the right hand side towards the rear of the cul-de-sac.

26, Crogen, Lodgevale Park, Chirk, LL14 5BN



Total Area: 88.8 m<sup>2</sup> ... 956 ft<sup>2</sup>

All measurements are approximate and for display purposes only