

BOWEN

PROPERTY SINCE 1862



Offers in the region of £174,950

80 Bron Y Waun, Chirk,
Wrexham, LL14 5PW

🏠 3 Bedrooms

🚿 1 Bathroom

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General Remarks

Bowen are pleased with instructions to offer this well proportioned three bedroom semi detached property, set within a good sized plot and including a single garage to the side. The property has recently had some improvement works undertaken including replastering and new carpets, yet offers potential for purchasers to further personalise the accommodation in line with their tastes. Externally the gardens are generously sized and lead onto an additional communal parking area at the rear. The property is warmed by gas fired central heating and includes uPVC double glazing. Early inspection is highly recommended as the property is offered 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, Bank, Public Houses and both Infants/Junior school 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

A glazed door at the front of the property leads into:

Hall: 12' 2" x 5' 9" (3.72m x 1.74m) Radiator, stairs to first floor landing and door off to:

Living Room: 18' 6" x 12' 0" (5.64m x 3.66m) max Feature fireplace, two radiators, sliding glazed door to garden and internal door door to:

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

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.

Kitchen: 12' 3" x 8' 9" (3.73m x 2.66m) widening to 3.66 Fitted base/eye level wall units with worktops over and inset stainless steel sink/drain. Electric double oven, hob and extractor hood. Space for fridge, freezer and washing machine. Tiled walls, radiator, vinyl flooring and part glazed uPVC door to:

Side Porch: Opening to gardens and with door to:

W.C.: Low level flush W.C.

Boiler Cupboard: Externally accessed housing Glow Worm gas fired boiler.

Stairs to first floor landing: With doors off to:

Bedroom 1: 12' 0" x 10' 6" (3.65m x 3.20m) Built in cupboard and radiator.

Bedroom 2: 10' 10" x 9' 3" (3.30m x 2.83m) Built in cupboard and radiator.

Bedroom 3: 8' 0" x 8' 11" (2.45m x 2.72m) max Built in cupboard.





Wet Room: 6' 9" x 6' 2" (2.06m x 1.87m) Large walk in shower area with electric shower, pedestal wash hand basin and low level flush W.C. Tiled walls, non-slip flooring, radiator and built in cupboard.

Outside: At the front of the property is a gated driveway leading to the single garage and bordered by lawned gardens. A pedestrian access gate provides access to the rear where there are additional lawned gardens, flowering beds, paved patios and a timber garden storage shed. Access is also provided to the communal parking area beyond.

EPC: Awaiting EPC assessment.

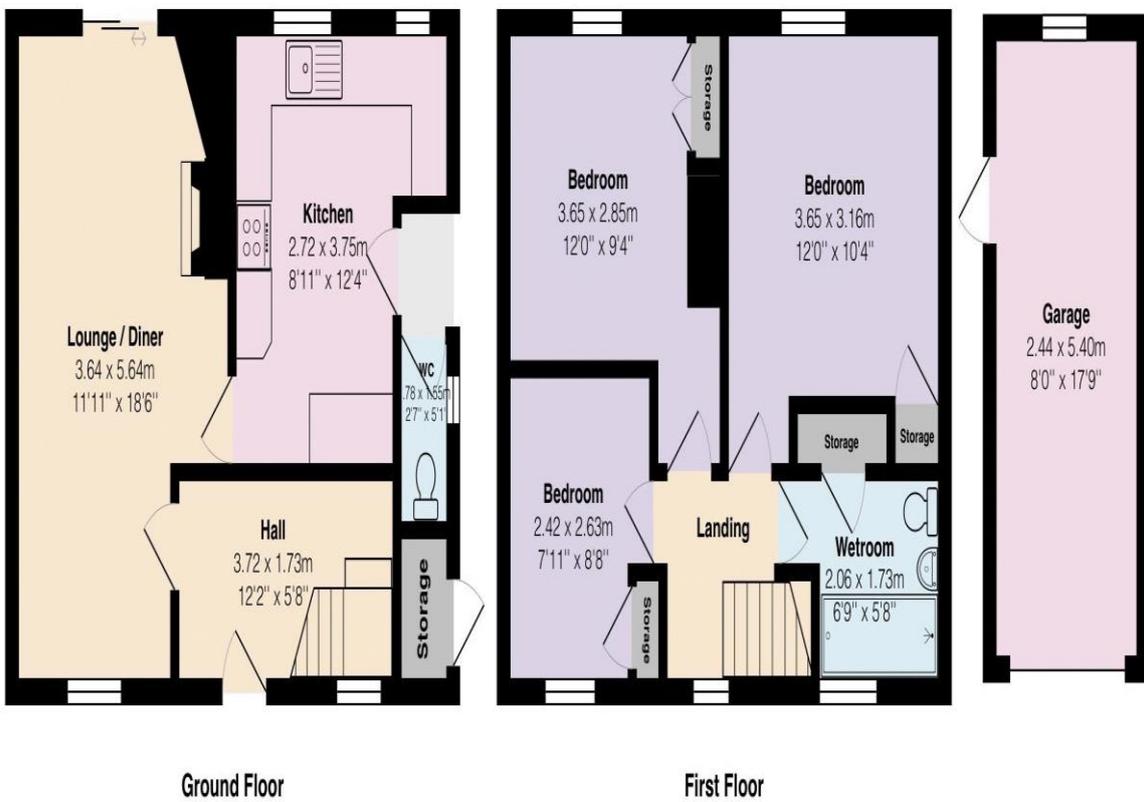
Tenure: We are informed that the property is freehold subject to vacant possession on completion.

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

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

Directions: From the centre of Chirk proceed through the town passing the cenotaph then take the first right turn into Colliery Road. Continue forward passing the shop on your left. Turn left into Bron Y Waun and follow the road ahead where it opens up with an open green area in front. The property will then be found on the left hand side.





Total Area: 97.3 m² ... 1048 ft²

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