



**9 Sycamore Drive, Lodgevale Park,
Chirk, Wrexham, LL14 5RG
Offers in the Region Of £134,950**

**Bowen Son
and Watson**

with Kent Jones

A two bedroom semi detached property situated within the popular development of Lodgevale Park in the town of Chirk. 9 Sycamore Drive offers well proportioned living accommodation together with gardens, detached garage and a driveway to the front. The property has hardwood double glazing throughout and gas fired central heating. There is no onward chain and early inspection is highly recommended.



9 Sycamore Drive, Lodgevale Park, Chirk, Wrexham, LL14 5RG

- Well proportioned 2 bed semi detached property.
- Ideal first time buy or investment property.
- Gardens, garage and off road parking.
- Hardwood double glazing & gas fired C/H.
- Awaiting EPC assessment.
- NO ONWARD CHAIN.

General Remarks

Bowen Son & Watson with Kent Jones are delighted with instructions to offer 9 Sycamore Drive on Lodgevale Park in Chirk for sale by private treaty. This two bedroom property has recently been redecorated and includes new carpets/flooring throughout. The Living Room and Kitchen are well proportioned while the two bedrooms are both good sized doubles.

Location

The property is situated on the popular residential development of Lodgevale Park within the small border town of Chirk. The town itself contains an excellent range of shops, public houses and local amenities including excellent Infant and Junior schools. There is easy access onto the A5 and A483 which both provide direct links to the larger towns of Llangollen, Oswestry and Wrexham

as well as the City of Chester. Chirk has a train station which provides services to Birmingham and Manchester.

Accommodation

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

Entrance Porch

With door into:

Living Room

19' 3" x 12' 2" (5.88m x 3.72m)

Gas fireplace with tiled surround, TV/telephone points, two radiators, staircase to first floor landing, understairs storage cupboard and door to:

Kitchen

12' 3" x 9' 1" (3.73m x 2.78m)

Range of fitted base/eye level wall units with worktops over and inset stainless steel sink/drainer. Electric oven, grill and four ring hob. Space for fridge, freezer and washing machine. Vinyl flooring, part tiled walls and door to rear garden.

Staircase to first floor landing

Access to loft space and doors off to:

Bedroom One

12' 3" x 10' 8" (3.73m x 3.26m)

Radiator and TV point.



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 expressively 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.

Bedroom Two

12' 3" x 9' 4" (3.74m x 2.84m)

Cupboard housing 'Worcester 28i junior' combi boiler, radiator and TV point.

Bathroom

8' 0" x 4' 10" (2.44m x 1.47m)

Suite comprising panel bath with shower over, pedestal wash hand basin and low level flush w.c. Vinyl flooring, tiled walls and heated towel rail.

Detached Single Garage

17' 8" x 9' 1" (5.38m x 2.77m)

Double doors to driveway.

Outside

At the front of the property the driveway is bordered by a large graveled area and timber fencing. The driveway continues to the side of

the property and provides access to the single garage. A paved patio adjoins the property and leads to lawned gardens with a further enclosed garden area beyond.

EPC Rating

Awaiting EPC assessment.

Council Tax Band

Council Tax Band - 'C'.

Local Authority

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

Directions

From the agent's Chirk office on Church Street, proceed north along the B5070 for approximately a mile taking a right turn into Lodgevale Park. Continue ahead into the



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development and take the third turning on the right into Sycamore Drive where the property will be found on the right hand side.

