



Asking Price £190,000

19 Avondale, Holyhead Road,
Chirk, Wrexham LL14 5DE

 3 Bedrooms

 2 Bathrooms

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General Remarks

Arranged over three storeys, this three double bedroom modern town house is beautifully presented and an early viewing is strongly advised. With the benefit of two allocated parking spaces, the property is double glazed and the "Worcester" combination boiler is less than two years old. The neutrally decorated living accommodation is well-proportioned throughout and briefly comprises an entrance hallway; living room with feature sash window; kitchen breakfast room; rear hallway; downstairs w.c.; first floor landing; two double bedrooms; family bathroom; second floor landing and a dual aspect main bedroom with en-suite shower room. EPC Rating - 75|C.

Location: The property is situated in the popular village of Chirk Bank and is within close proximity of the Llangollen Canal and the open countryside beyond. Chirk Bank is situated between Chirk and Weston Rhyn, both of which offer an excellent range of local amenities including Shops, a Post Office, Public Houses and excellent Primary Schools. Easy access onto the A5 and the A483 provide links to the larger towns of Oswestry, Wrexham and Shrewsbury and the city of Chester. Chirk has a Railway Station which provides services to Birmingham and Manchester.

Accommodation

On The Ground Floor:

Entrance Hallway: PVCu double glazed door to the front elevation. Radiator. Laminate flooring.

Living Room: 16' 4" x 10' 7" (4.99m x 3.23m) PVCu double glazed sash window to the front elevation. Radiator. Laminate flooring. Understairs storage cupboard.

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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.

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Kitchen/Breakfast Room: 13' 7" x 9' 10" (4.15m x 2.99m) PVCu double glazed window to the rear elevation. Wall and base units with complementary wood-effect work surfaces. One-and-a-half-bowl stainless steel sink and drainer unit with mixer tap. Integral gas hob and electric oven. Cooker hood. Space for fridge/freezer. Plumbing for washing machine. Radiator. Wall tiling. Tiled floor. Down-lighters. "Worcester" combination boiler.

Rear Hallway: PVCu double glazed window to the side elevation. Tiled floor.

Downstairs WC: PVCu double glazed window to the rear elevation. White two piece suite comprising w.c. and pedestal wash hand basin. Radiator. Wall tiling. Tiled floor.

On The First Floor:

Landing: PVCu double glazed sash window to the front elevation. Radiator.

Bedroom 2: 15' 8" x 10' 6" (4.77m x 3.19m) PVCu double glazed window to the rear elevation. Radiator.

Bedroom 3: 9' 8" x 9' 6" (2.94m x 2.90m) PVCu double glazed sash window to the front elevation. Radiator.





Bathroom: 9' 6" x 5' 7" (2.90m x 1.71m) White three piece suite comprising a panelled bath with electric shower over, low level w.c. and pedestal wash hand basin. Radiator. Wall tiling. Tiled floor. Down-lighters.

On The Second Floor:

Landing to:

Bedroom 1: 17' 11" x 12' 7" (5.47m x 3.84m) maximum. PVCu double glazed window to the front elevation. Double glazed sky-light to the rear elevation. Radiator. Eaves storage. Attic hatch.

En-Suite Shower Room: 6' 11" x 5' 10" (2.12m x 1.78m) Double glazed sky-light to the rear elevation. White three piece suite comprising a shower cubicle, low level w.c. and pedestal wash hand basin. Wall tiling. Tiled floor. Radiator.

Outside: Externally the rear garden enjoys an excellent degree of privacy and has a paved Entertaining Space which is surrounded by mature potted plants and shrubs. There is also space for a Garden Shed behind the Downstairs WC and Two Allocated Parking Spaces also come with the property.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired combination boiler situated in the Kitchen.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

Council Tax Band: The property is valued in Band "D".

Directions: For satellite navigation purposes use the post code LL14 5DE. Proceed out of Wrexham on the Mold Road passing the Football Ground. At the first roundabout proceed straight over and at the next roundabout take the first exit onto the A483. Continue along the A483 until reaching the Halton roundabout at which take the third exit onto the A5 and proceed down the hill. At the mini-roundabout take the first exit and continue through the village of Chirk passing the Bowen Office on the left-hand side as you leave the village on the B5070. Continue along the road and once you have passed The Bridge Inn Public House, the property will be observed on the right-hand side of the road after approximately 200 yards.





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