



Asking Price £170,000

127 Crogen, Chirk, Wrexham LL14 5BE

2 Bedrooms

1 Bathroom

127 Crogen, Chirk, Wrexham LL14 5BE



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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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General Remarks

This two double bedroom semi-detached house is presented to a high standard throughout and has undergone a scheme of modernisation in recent times including a replacement bathroom suite. Neutrally decorated, the living accommodation has double glazed windows and a "Worcester" combi boiler and briefly comprises an entrance porch, dual aspect living room, kitchen/diner with white units, landing, main bedroom with two banks of built-in wardrobes, further double bedroom and a family bathroom. The property also benefits from being sold with NO ONWARD CHAIN.

Accommodation

On The Ground Floor:

Entrance Porch: PVCu double glazed door and side panel to the side elevation.

Living Room: 15' 9" x 12' 2" (4.79m x 3.71m) PVCu double glazed bow window to the front elevation. PVCu double glazed window to the side elevation. Two radiators. Gas fire with marble surround. Understairs storage cupboard.

Kitchen Diner: 12' 1" x 9' 3" (3.69m x 2.81m) PVCu double glazed windows to the rear and side elevations. PVCu door to the rear elevation. White wall and base units with complementary work surfaces. One-and-a-half-bowl ceramic sink and drainer unit with mixer tap. Integral electric hob, oven and separate grill. Plumbing for washing machine. Space for fridge freezer. Radiator. Wall tiling. Tiled floor.

On The First Floor:

Landing: Attic hatch.

Bedroom 1: 12' 3" x 10' 6" (3.73m x 3.20m) PVCu double glazed window to the front elevation. Radiator. Two banks of built-in wardrobes.

Bedroom 2: 12' 1" x 9' 5" (3.69m x 2.87m) PVCu double glazed window to the rear elevation. Radiator. Cupboard housing a "Worcester" combination boiler.

Bathroom: 8' 0" x 4' 11" (2.45m x 1.49m) PVCu double glazed window to the side elevation. Three piece white suite comprising a panelled bath with shower over, low level w.c. and wash hand basin set into cabinet. Heated towel rail. Down-lighters.

Outside: Externally there is a block paved driveway to the front and side of the property providing ample Off-Road Parking leading up to the Detached Single Garage.





The low maintenance rear garden combines a paved Patio leading off the Kitchen with a gravelled section and a further paved Patio at the end of the garden.

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 a cupboard in the Second Bedroom.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 63|D.

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

Directions: For satellite navigation purposes use the post code LL14 5BE. Proceed out of Wrexham on the Mold Road passing the Football Ground on the right-hand side. At the first roundabout take the second exit and at the next roundabout take the first exit onto the A483. Continue along the A483 until you approach the Halkyn roundabout, at which take the third exit and continue down the hill. At the mini-roundabout take the first exit and continue into the village of Chirk. Once in the village take the first left into Crogen and the property will be observed on the right-hand side of the road.



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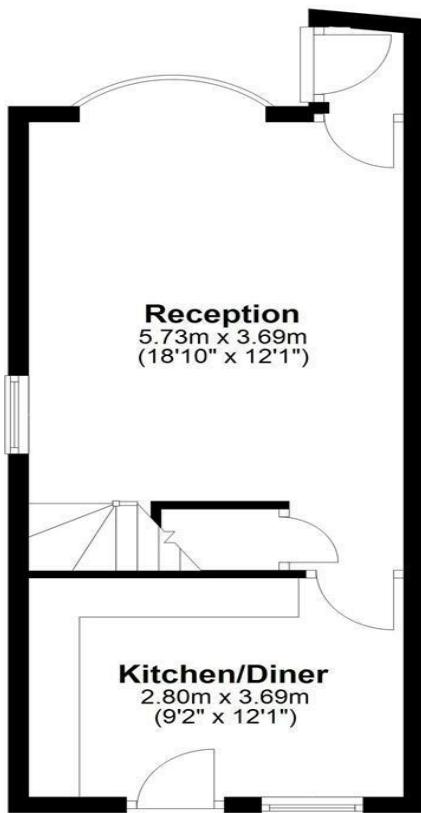
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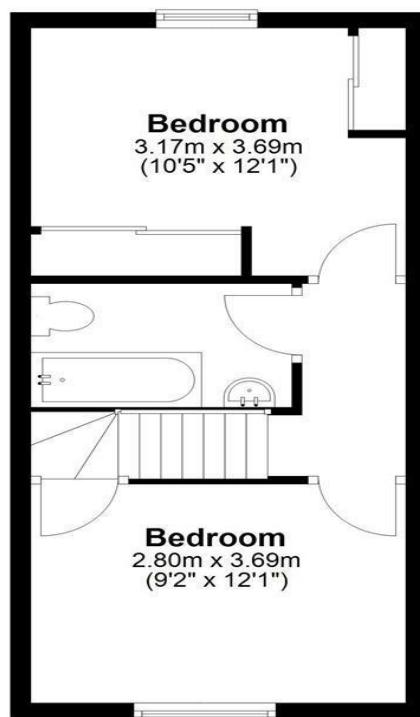
Ground Floor

Approx. 33.0 sq. metres (355.0 sq. feet)



First Floor

Approx. 31.8 sq. metres (342.8 sq. feet)



Artist's impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com.
Direct Dial 07973 205 007
Plan produced using PlanUp.

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