



13

Chirk | Wrexham | LL14 5BF

£235,000

**MONOPOLY**  
BUY ■ SELL ■ RENT

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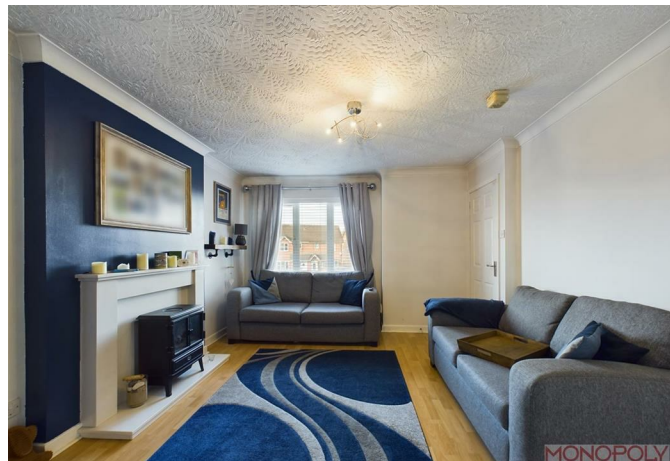
# 13

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Welcome to Richmond Gardens, Chirk, Wrexham, this three bedroom detached house offers a perfect blend of comfort and convenience. Built in 1999, the property spans an inviting 731 square feet, providing ample space for modern living. Upon entering, you are welcomed into a well-proportioned reception room, ideal for both relaxation and entertaining guests. There is also a kitchen/diner with French doors opening to the rear garden. The house boasts three bedrooms and a family bathroom.

There is off road parking on a tarmac driveway and a single garage. To the rear is an enclosed garden which enjoys a good degree of privacy. The village of Chirk offers a wealth of local amenities including various shops, school, doctors and has excellent access into the historical town of Llangollen as well the A483 and A5 for travel to Wrexham, Oswestry and beyond. This charming home presents an excellent opportunity for those seeking a comfortable and practical living space in a desirable area. Whether you are looking to settle down or invest, this property is sure to meet your needs. Do not miss the chance to make this delightful house your new home. NO CHAIN!

- A THREE BEDROOM DETACHED HOUSE
- POPULAR VILLAGE LOCATION
- LIVING ROOM
- KITCHEN/DINER
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- GARAGE
- GAS CENTRAL HEATING
- NO CHAIN!



### Entrance Hall

Upvc front door, laminate flooring, stairs to first floor, doors to wc and lounge.

### WC

With toilet and hand wash basin, window to front, wood effect flooring.

### Lounge

Laminate flooring, window to front, decorative fireplace, understairs cupboard, coving.

### Kitchen/Diner

Fitted range of wall and base units, complementary worktops, ceramic sink drainer, mixer tap, single oven, gas hob, extractor, space for dishwasher, window to rear, French style doors to rear garden, tiled floor.

### First Floor Landing

Carpet, doors to bedrooms and bathroom, loft access, over stairs cupboard housing Worcester gas combi boiler.

### Bedroom One

Carpet, window to rear, with countryside views.

### Bedroom Two

Laminate flooring, window to rear.

### Bedroom Three

Laminate flooring, window to rear.

### Bathroom

Panel bath, electric shower over, wc, hand wash basin, tiled floor, tiled splash backs, window to front, extractor.

### Garage

Up and over door, power and lighting, space and plumbing for washing machine and tumble dryer with worktop over, pedestrian door to rear.

### Outside

Rear garden that offers a good degree of privacy. Patio adjacent house, timber decking, gravel area to rear with patio, enclosed with fencing.

Front drive with space for 1-2 cars leading to single garage, small lawn in front of the property.

### ADDITIONAL INFORMATION

Upvc double glazed windows, worcester gas combi boiler approx 2 years old, freehold.

### IMPORTANT INFORMATION

\*Material Information interactive report available in video tour and brochure sections. \*  
MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

### MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

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







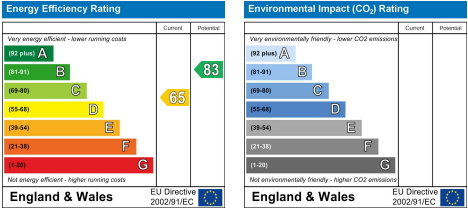


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