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Wrexham | | LL14 5EU

£220,000

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A fantastic Grade II listed terrace cottage offering a wealth of characterful features and located in the town of Chirk. This charming property benefits from having 2 double bedrooms, 2 bathrooms, 2 reception rooms as well as an attractive and long rear garden, all of which can only truly be appreciated when viewing this unique home. The popular town of Chirk offers numerous amenities close to hand including various shops, pubs, restaurants, school and has some wonderful attractions nearby such as Chirk castle and Chirk Aqueduct. Chirk sits approximately 10 miles from Wrexham and 10 miles from Oswestry with the desirable market town of Llangollen only approximately 6 miles away. In brief the property comprises of; lounge, inner hallway, bathroom, kitchen, sitting room and shower room to the ground floor and 2 double bedrooms to the first floor.

- A charming Grade II listed terrace cottage
- Deceptively spacious
- 2 Reception rooms
- 2 Bathrooms
- 2 Double bedrooms
- Full of character and charm
- Lovely original features
- Attractice rear garden
- Parking to the rear
- Popular town location



Lounge

A charming room, full of character with a feature arched window to the front with secondary glazing, attractive central fireplace with tiled hearth and timber mantel, quarry tiled flooring, beamed ceiling, door into the inner hallway.

Inner Hallway

With carpeted flooring, stairs off to the first floor.

Bathroom

Fitted with a low level w.c, pedestal wash hand basin, bath with shower over, part tiled walls, wood effect flooring, window.

Kitchen

Fitted with a range of matching wall, drawer and base units, working surface with inset stainless steel sink and drainer, space for a cooker, stainless steel splash back and large cooker hood, part tiled walls, space for a fridge/freezer, tiled flooring, skylight.

Sitting Room

Currently used as another sitting room but is versatile in it's use, with tiled flooring, timber stable door off to the rear garden, 3 skylights, beamed ceiling, door to a cupboard housing the oil combination boiler (approximately 12 months old)

Shower Room

Fitted with a low level w.c, wash hand basin with vanity unit under, fully tiled shower cubicle with thermostatic shower, tiled flooring.

Bedroom 1

A good size bedroom with feature arch window to the front with secondary glazing, cast iron fireplace, modern fitted wardrobes, high level units and another built in wardrobe, carpeted flooring.

Bedroom 2

A double bedroom with a double glazed window to the rear, carpeted flooring, wash hand basin with vanity unit under, built in Ikea wardrobes.

Rear Garden

To the rear is an attractive, mature and long garden with a paved patio adjacent to the rear of the property with a paved pathway leading to the top of the garden flagged by lawn and an array of well established plants, trees and fauna including an apple tree. To the foot of the garden is a timber summerhouse with stable door and double timber gates which open to a car port suitable for off road parking for 1 car.

Additional information

The property is Grade II listed.

The current owner informs us that the property has been re-roofed the over the last 8 years with the kitchen roof being re-roofed in 2017.... the sitting room roof in 2018..... the main roof in 2019.

The oil combination boiler was installed approximately 12 months ago.

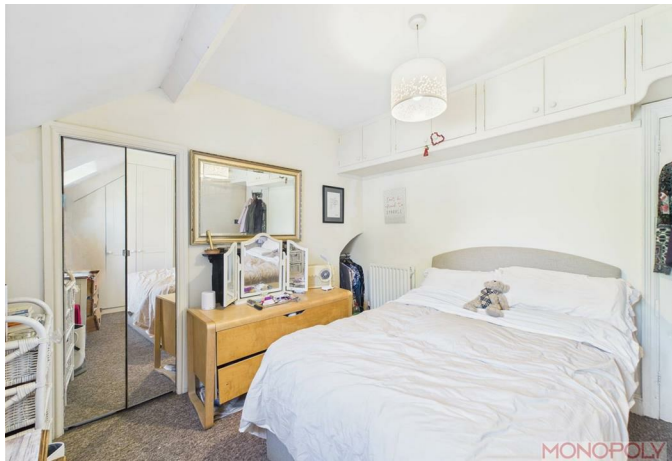
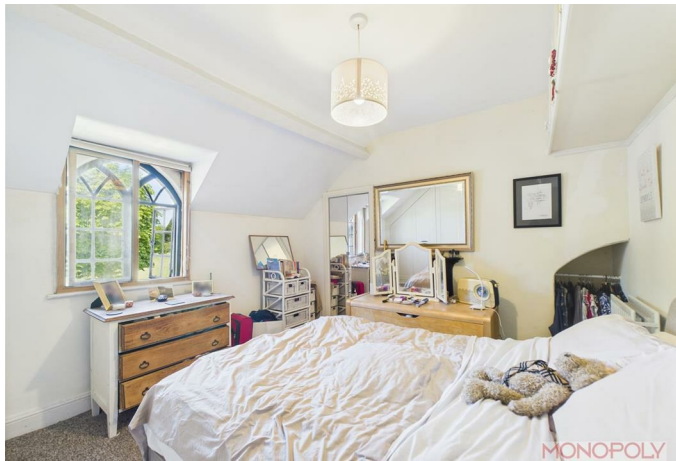
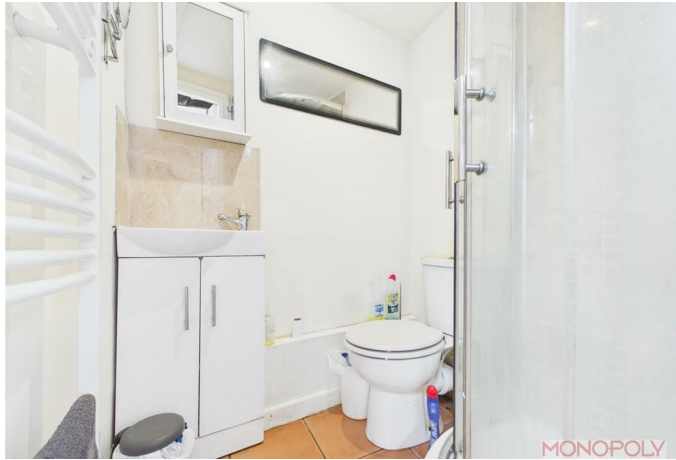
Important Information

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

Key Property Facts

The key material information can be seen via the web links from which ever property portal the property is viewed.







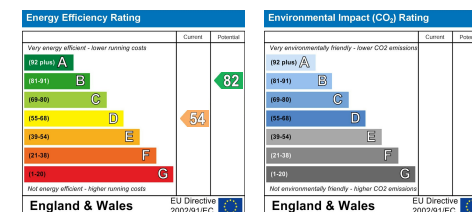


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