

Bendith Castle Road Chirk Wrexham LL14 5BS



4 Bedroom Bungalow - Detached
Offers In The Region Of £450,000

The features

- STUNNING VIEWS OVER THE HISTORIC VIADUCT AND COUNTRYSIDE
- RECEPTION HALL, CLOAKROOM, LOUNGE WITH STOVE, DINING ROOM,
- PRINCIPAL BEDROOM WITH EN SUITE
- DRIVEWAY WITH AMPLER PARKING AND GARAGE
- VIEWING ESSENTIAL
- LARGE DETACHED BUNGALOW OFFERING VERSATILE LIVING SPACE
- LARGE KITCHEN/BREAKFAST ROOM, UTILITY ROOM,
- 3 FURTHER BEDROOMS AND FAMILY BATHROOM
- DELIGHTFUL WELL STOCKED GARDENS WITH VIEWS



***** TRULY STUNNING BACK DROP OF THE HISTORIC CHIRK VIADUCT *****

With a stunning view, generous plot and excellent accommodation, this immaculately presented 4 bedroom detached bungalow is a fabulous home for buyers in search of rural open space, yet within the heart of a Town.

Occupying an enviable position in this much sought after market Town on the Shropshire/Wrexham border, perfect for commuters being a short stroll from the Railway Station which has links to Shrewsbury, Chester and London.

The deceptively spacious accommodation briefly comprises Reception Hall with Cloakroom, Lounge with fabulous views, Dining Room, Breakfast Kitchen, Utility Room, Principal Bedroom with en suite, 2 further double Bedrooms and Bedroom 4/Home Office, family Bathroom.

The property has the benefit of Solar Panels, oil central heating, double glazing, driveway with ample parking, garage and delightful well stocked gardens with the most fabulous back drop of open countryside and the Aqueduct.

Viewing Essential.

Property details

LOCATION

The property occupies an enviable position in this much sought after market Town which boasts an excellent range of amenities, beautiful walks, Chirk Castle and the historic Grade II listed Viaduct. Ideally placed for commuters being a short stroll from the Railway Station and ease of access to the A5/M54 motorway network with Oswestry being a short drive away and the County Town of Shrewsbury and City of Chester within easy driving reach.

Directions. When entering Chirk from the A5 as you come up the hill into the Town turn immediately left into Castle Road. Continue along Castle Road to the junction and bear left where the property will be found two homes down on the left hand side.

ENTRANCE PORCH

Composite door with side screen to Entrance Porch with tiled floor and door to

RECEPTION HALL

having wooden floor covering, radiator, Airing Cupboard and double Cloaks cupboard.

CLOAKROOM

with WC and wash hand basin, tiled surrounds, radiator. Window to the front.

LOUNGE

A lovely light room having double opening French doors with full height glazed side screens which open onto sun terrace and gardens and which provide the most fabulous views with the Viaduct forming the backdrop. Purbeck stone fireplace housing cast iron multi fuel stove, fitted wall lights, media point, radiator and wooden floor covering.

DINING ROOM

having window to the rear with lovely open aspect, radiator.

BREAKFAST KITCHEN

A generous sized Kitchen attractively fitted with comprehensive range of high gloss fronted units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over and having space beneath for appliances. Inset 4 ring induction hob with extractor hood over and double eye level oven and grill with storage above and below and larder unit to the side. Attractive tiled surrounds and matching range of eye level wall units, ample space for table or breakfast island, radiator. Naturally well lit from windows to the front and side.

UTILITY ROOM

with continuation of units to complement the Kitchen with single drainer sink set into base cupboard and worksurfaces with space beneath for appliances. Oil central heating boiler, radiator, door to the garden.

PRINCIPAL BEDROOM

having window to the rear with lovely open aspect. Fitted with an excellent range of bedroom furniture including wardrobes and dressing table, radiator.

EN SUITE SHOWER ROOM

with suite comprising wet room with electric shower cubicle, wash hand basin and WC set into concealed unit with storage, . Heated towel rail/radiator, window to the rear.

BEDROOM 2

having window to the front, excellent range of bedroom furniture including 3 double wardrobes and dressing table, radiator.

BEDROOM 3

Another generous double room with window to the front, radiator.

BEDROOM 4/HOME OFFICE

with window to the front, radiator.

BATHROOM

A well appointed room with suite comprising panelled bath, shower cubicle with direct mixer shower unit, wash hand basin set into vanity with storage and concealed WC. Fully tiled surrounds, heated towel rail, window to the rear.

OUTSIDE

The property is set back from the road and screened by mature hedging, approached over large block pressed driveway providing parking for several cars and leading to the Garage. The Front Garden is laid to shaped lawn.

Side pedestrian access leads around to the lovely Rear Garden which has the most stunning back drop of the famous Grade II listed Viaduct and open fields - certainly a great talking point when entertaining friends and family whilst dining outdoors and being a wonderful place to sit and enjoy the sun sets.

The Garden is laid to shaped lawn with an abundance of well stocked flower, shrub and herbaceous beds with inset specimen trees and a large paved sun terrace and gravelled seating area from where to capture the best of the views. Outside lighting and cold water tap.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



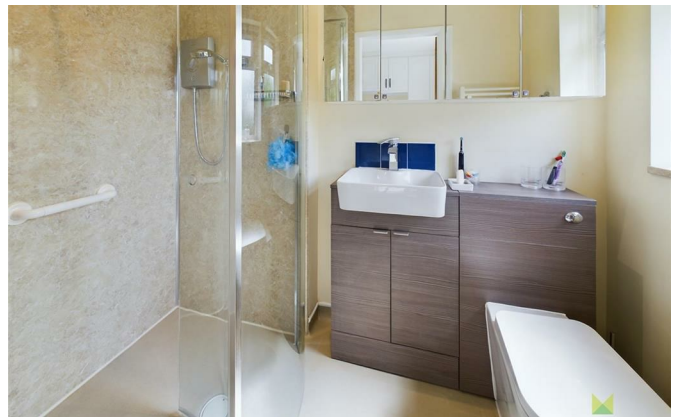


MONKS



Bendith Castle Road, Chirk, Wrexham, LL14 5BS.

4 Bedroom Bungalow - Detached
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Floor 0 Building 1



Floor 0 Building 2



Approximate total area[®]
1659.27 ft²
154.15 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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