

# Town & Country

Estate & Letting Agents



**3 Derwen, Chirk, LL14 5BZ**

**Offers In The Region Of £285,000**

Town and Country Oswestry welcome to this charming detached bungalow located in the picturesque town of Chirk. This lovely property boasts a modern kitchen and dining room, lounge, two double bedrooms (one with dressing room off), stylish bathroom and well kept, low maintenance garden with patio area for entertaining in the summer months. This bungalow offers a comfortable living space, one the highlights being it's delightful conservatory, where you can relax and enjoy the garden and to soak up the sun. Situated in the sought-after area of Chirk, this home also features a large driveway, providing ample parking space for you. This bungalow really does offer the perfect blend of comfort and convenience with local amenities nearby and great road and railway links to larger towns and cities.

## Directions

Take the Gobowen Road out of Oswestry (B5609) onto the A5 towards Wrexham, at the Gledrid roundabout take the second exit signposted Chirk and proceed until reaching the village. Follow the road through the village before turning right onto Lodgevale Park. Proceed along Crogen and turn left onto Derwen at the top where the property will be found on the right hand side.

## Accommodation Comprises:

### Hall



A bright, welcoming hall having coved ceiling, laminate flooring, loft hatch and part glazed door to the side. With airing cupboard off housing the Worcester combination boiler.

### Lounge 18'3" x 11'8" (5.57m x 3.56m)



The spacious lounge has a square bay window to the front flooding the room with plenty of natural light, feature marble fireplace with electric fire inset, having coved ceiling and window to the side.

## Additional Photo



### Dining Room 10'0" x 10'10" (3.06m x 3.32m)



The perfect space for entertaining and hosting dinner parties with guests, the dining room has a window to the rear, laminate flooring, coved ceiling, spotlights and radiator. An archway leads through to the kitchen.

### Kitchen 8'7" x 9'11" (2.63m x 3.04m)



The stylish kitchen has a good range of base and

wall units with work surfaces over, stainless steel double sink with a mixer tap, under unit lighting and spotlights, laminate flooring, part tiled walls, coved ceiling and radiator. Appliances comprise integrated dishwasher and washing machine, eye level electric oven with microwave shelf, ceramic hob and chimney extractor fan over and space for a large fridge. With window to the rear and part glazed door leading to the conservatory.

#### Additional Photo



#### Additional Photo



#### Additional Photo



#### Conservatory 18'6" x 9'1" (5.64m x 2.78m)



A great place to enjoy the garden and relax all year round, the conservatory offers a log burner stove, dwarf walls, tiled flooring, radiator and French doors opening out onto the garden.

#### Bedroom One 10'8" x 7'6" (3.27m x 2.31m )



The good sized double bedroom has a window to the front, laminate flooring, coved ceiling and radiator.

**Dressing Room 10'6" x 7'6" (3.22m x 2.3m )**



Leading through to bedroom one, is this very versatile space, currently being used as a dressing room, with window to the side, laminate flooring, spotlights, coved ceiling and radiator.

**Bedroom Two 7'10" x 11'3" (2.41m x 3.45m)**



The second double bedroom has a window to the front, coved ceiling and a radiator.

**Bathroom 7'9" x 5'0" (2.38m x 1.54m)**



The modern, recently updated bathroom comprises a P-shaped bath with a mixer tap and mains shower over, wash hand basin with a mixer tap, W/C, mirrored contemporary radiator, two windows to the side, spotlights and extractor fan. The bathroom is fully tiled.

**Utility 3'8" x 7'9" (1.13m x 2.38m)**

The Useful utility room is located at the rear of the property and has shelving, space for appliances, window to the rear and part glazed door to the garden.

**Front Garden**



To the front is a driveway providing ample parking for 2-3 cars with lawned and shrubbed gardens.

### Additional Photo



### Rear Garden



The private and enclosed rear garden is laid with artificial grass, a shrubbed boarder and block paved patio, providing a great entertaining space. With outdoor lighting, shed, outside tap, block paved path running around the property and gated access to both sides.

### Additional Photo



### Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Wrexham Country Council and we believe the property to be in Band D.

### Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

### Hours Of Business

Our office is open:  
Monday to Friday: 9.00am to 5.30pm  
Saturday: 9.00am to 4.00pm

### To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

### To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

### Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

### Services

The agents have not tested the appliances listed in the particulars.

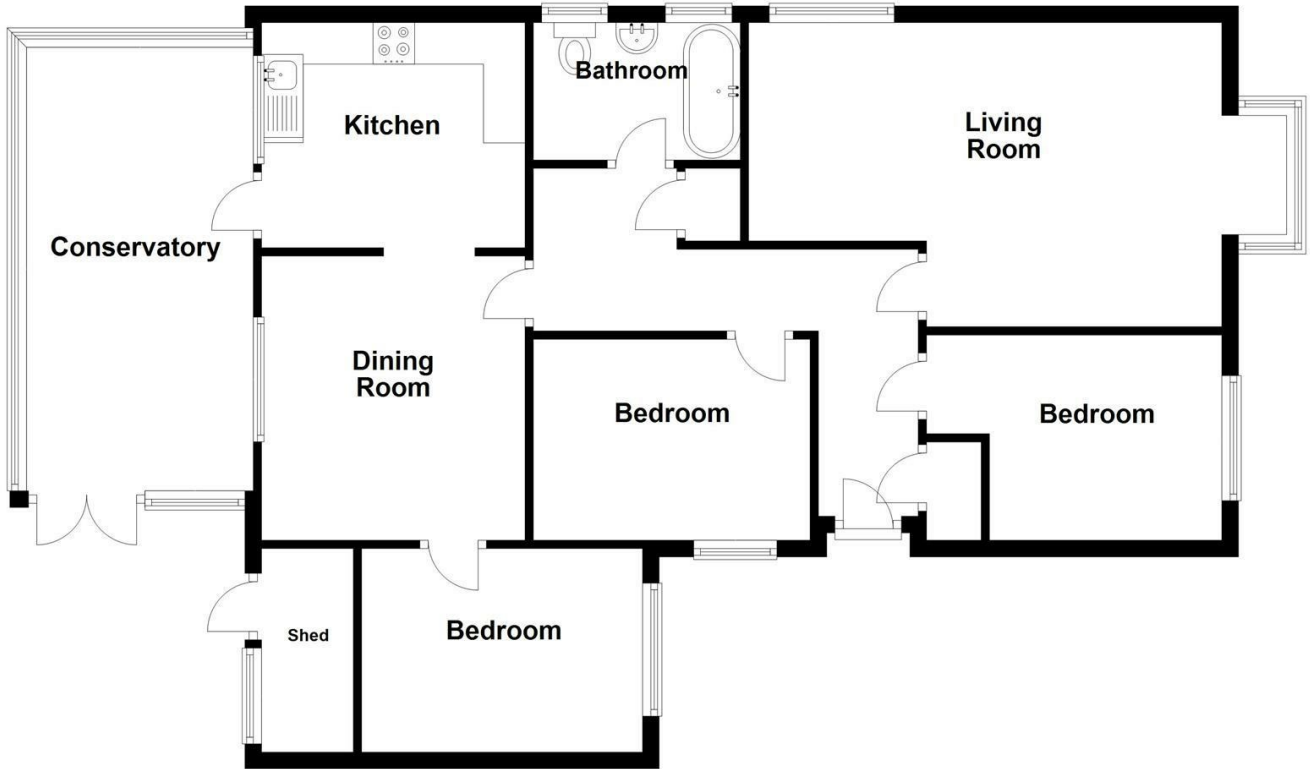
### Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Floor Plan

**Ground Floor**  
Approx. 98.9 sq. metres (1064.5 sq. feet)

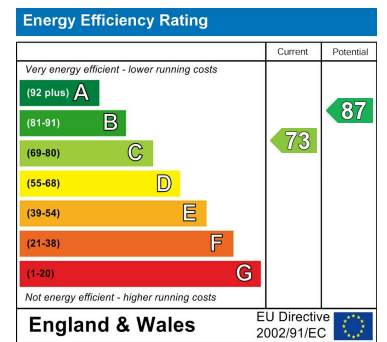


Total area: approx. 98.9 sq. metres (1064.5 sq. feet)

## Area Map



## Energy Efficiency Graph



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