

Town & Country

Estate & Letting Agents



10 Sycamore Drive, Chirk, LL14 5RG

Offers In The Region Of £245,000

WITH NO ONWARD CHAIN!! Town and Country Oswestry are pleased to offer this WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME IN THE POPULAR SMALL TOWN OF CHIRK. The property sits on a large corner plot with parking and is close to local amenities. Situated in the border town of Chirk which has excellent links to major road and rail networks both to the Chester and Liverpool in the North and to Shrewsbury and Birmingham in the south. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE WHAT THIS PROPERTY HAS TO OFFER.

Directions

From our Willow Street office proceed out of town and join the A5 travelling towards Wrexham. Continue along until reaching the Gledrid roundabout. Take the second exit towards Chirk. Continue along, into Chirk, and proceed through the town until reaching the turning for Lodgevale Park on the right hand side. Proceed along before turning right onto Sycamore Drive where the property will be seen on the left hand side.

Accommodation Comprises

The property has recently had some improvements carried out to include oak doors to the majority of the rooms, new gas fired boiler, Hive heating system, new thermostatic valves on the radiators, air circulation system and a water meter.

Hallway

With a part glazed UPVC door to the front and side panel, laminated flooring, door to kitchen and lounge and stairs leading to the first floor.

Lounge / Dining Room 16'0" x 10'10" (4.90m x 3.31m)



Having laminated flooring, a window to the side and a window to the rear overlooking the garden, dado rail, media wall with an inset contemporary electric fire and tv point, a radiator and an under stairs cupboard.

Additional Photo



Kitchen 7'6" x 9'11" (2.29m x 3.04m)



With a window to the front, a window to the side, base and wall fitted kitchen units in Beech with work tops over, an electric cooker point, a single stainless steel drainer sink and a mixer tap, plumbing for a washing machine, space for a fridge/freezer, vinyl flooring, storage cupboard and a door to the utility.

Utility 4'3" x 7'0" (1.30m x 2.14m)



With tiled floor, base and larder unit with work tops over, space for appliances, built in cupboard with a gas fired boiler and spotlights. A door leads through to bedroom four.

Bedroom four 6'9" x 10'10" (2.08m x 3.32m)



With a window to the front, radiator, spotlights and a built in wardrobe with rails and shelving.

Landing

With a window to the side, a radiator, a loft hatch and doors to the bedrooms and bathroom.

Bedroom One 10'7" x 10'7" (3.25m x 3.25m)

With a window to the rear, a radiator and a door leading to the en-suite.

En Suite



Having a walk-in shower cubicle with two shower heads, wash hand basin on a vanity with a mixer tap over, W/C, heated towel rail, part tiled walls, tiled floor, spotlights, extractor fan, shaver point and a window to the side.

Bedroom Two 8'9" x 8'7" (2.67 x 2.61)



With two windows to the front, a radiator and built in mirror fronted wardrobes.

Bedroom Three 7'0" x 8'6" (2.13 x 2.6)



With a window to the front and a radiator.

Bathroom



The beautiful family bathroom has a window to the side, a panelled bath with mixer taps over and a mains shower with two heads and a glass screen, W/C on a modern vanity, wash hand basin on a modern vanity unit with a mixer tap over, tiled flooring, a heated towel rail, spotlights, extractor fan and recessed shelving.

Additional Photograph



To the Outside

To the Front of the Property



A gravel driveway leading up to the property provides off-road parking for several cars. A gate leads to the corner plot side and rear gardens.

Side and Rear Gardens

The large corner plot gardens are mainly lawned. There is a decked seating area, outside lighting and panelled fencing enclosing the garden area.

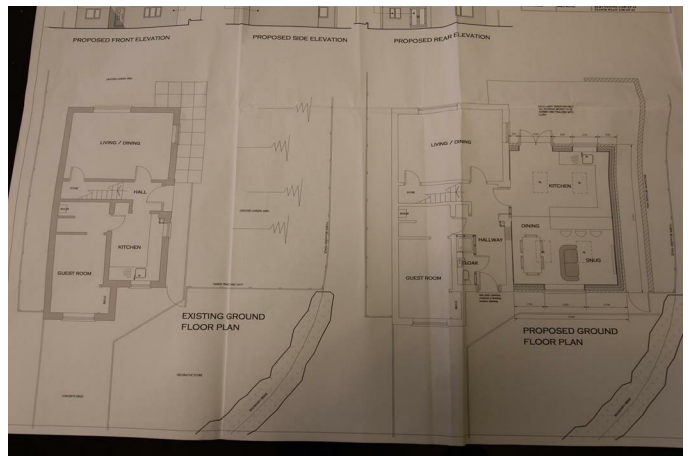
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Additional Photo

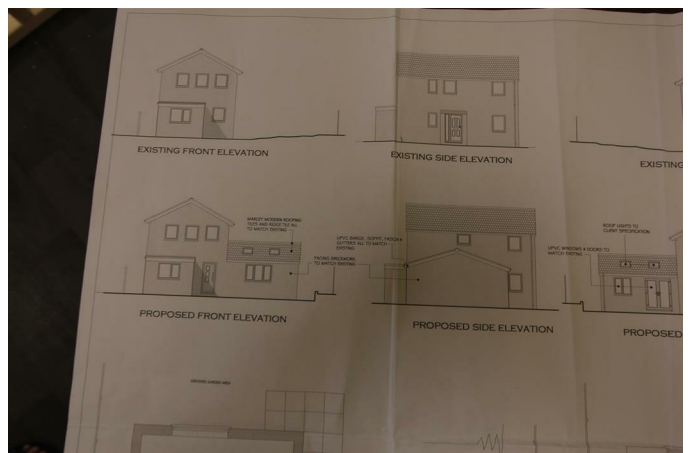


Planning permission

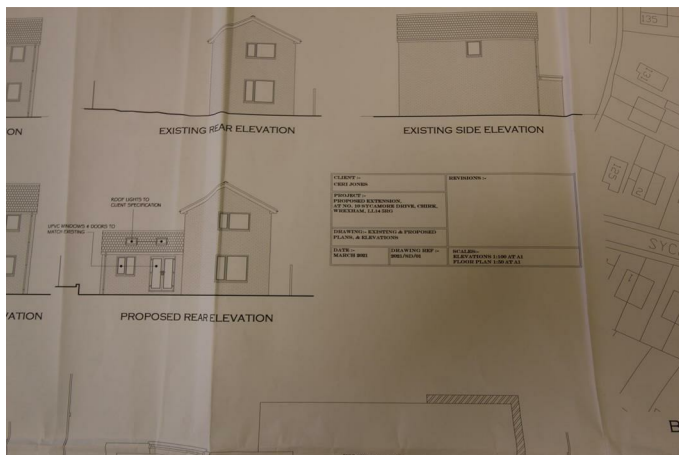


The current owners have obtained planning permission to create an extension to the side of the property to incorporate a new kitchen/ dining/ family room along with a new hallway and cloakroom. Plans are available from our office.

Additional Photo



Additional Photo



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 most 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.

Hours Of Business

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

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.

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.

To Book a Viewing

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

To Make an Offer

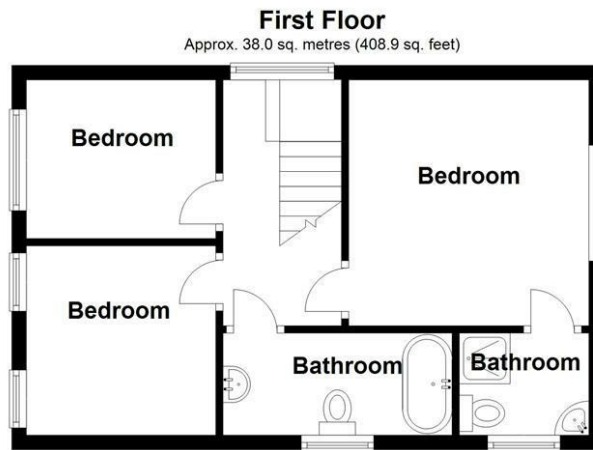
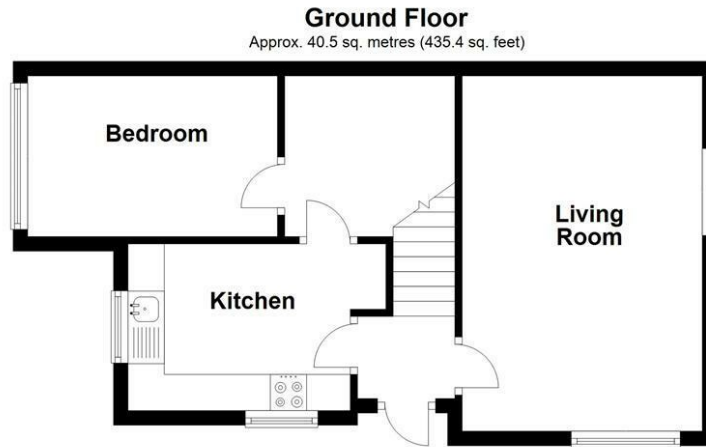
Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property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

Town and Country Services

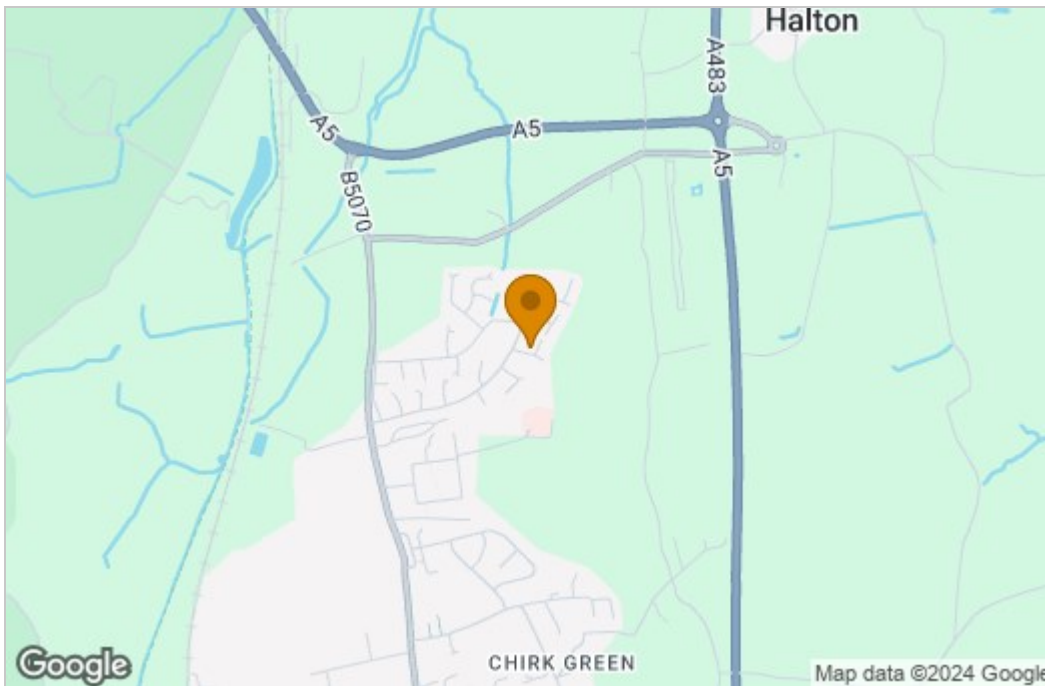
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour 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, [Zoopla](http://Zoopla.com), Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

Floor Plan

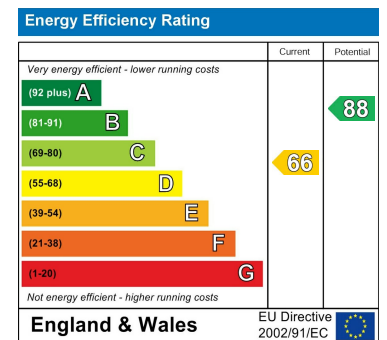


Total area: approx. 78.4 sq. metres (844.4 sq. feet)

Area Map



Energy Efficiency Graph



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2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk