

# Town & Country

Estate & Letting Agents



**Glynneath Chapel Lane, Chirk, LL14 5NL**

**Offers In The Region Of £265,000**

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this modern, spacious detached dormer bungalow set in a private position in the popular town of Chirk. The property offers good sized rooms comprising hallway, ground floor double bedroom with wet room, large open plan lounge/ dining room, modern kitchen, two further double bedrooms to the first floor along with a shower room. There is plenty of off road parking along with gardens and a small garage/ store to the rear. Chirk town centre is a short walk away whilst all amenities and good road links are close by. An ideal property for those wanting low maintenance and easy living.

### 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 Chapel Lane. Follow the road straight up (Not around the corner) where the property will be identified by the For Sale board on the right hand side.

### Accommodation Comprises

#### Hallway

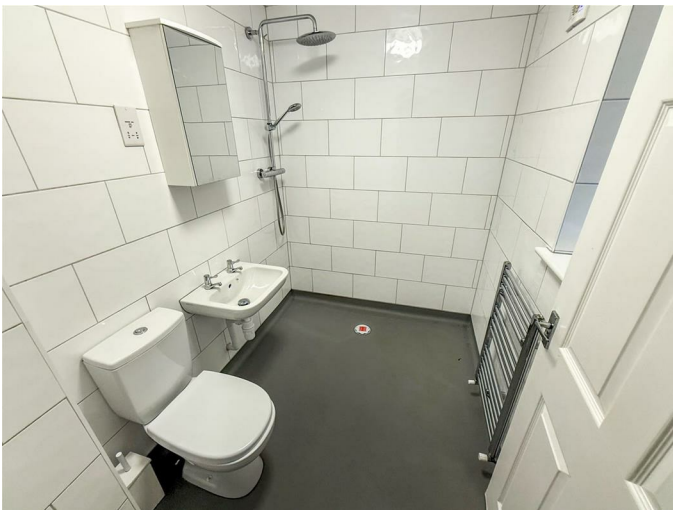
The hallway has a part glazed door to the front, stairs leading to the first floor, radiator, a window to the front and a telephone point. Doors lead to the ground floor bedroom and the lounge.

#### Ground Floor Bedroom 14'8" x 9'6" (4.48m x 2.92m)



The good sized double ground floor bedroom has a window to the side, radiator and a tv point. A door leads through to the wet room.

#### Wet Room 6'8" x 5'1" (2.04m x 1.55m)



The purpose made wet room has a fully sealed floor, fully tiled walls, a window to the side, low level w.c., wall mounted wash hand basin, shaver point,

heated towel rail, mains powered shower with two shower heads and an extractor fan.

#### Open Plan Lounge 20'4" max x 16'4" (6.20m max x 4.98m)



The fantastic open plan lounge/ dining room has a window to the front, rear and the side, French doors opening onto the garden, two radiators, telephone point, tv point, wood flooring and a useful under stairs cupboard. The dining area opens onto the kitchen.

#### Additional Photo



## Dining Area



## Kitchen 9'9" x 7'6" (2.98m x 2.30m)



The modern well appointed kitchen is fitted with a good range of base and wall units with contrasting work surfaces over, space and plumbing for appliances, a window to the rear, stainless steel sink with a mixer tap over, electric oven, gas hob, chimney style extractor fan and a wall mounted Worcester gas fired boiler.

## First Floor Landing



The bright first floor landing has a roof light and a radiator. Doors leads to the two first floor bedrooms and the shower room.

## Bedroom Two 10'9" x 9'8" (3.29m x 2.97m)



The second double bedroom has a window to the side with great views, radiator, tv point and a built in cupboard offering good storage.

**Bedroom Three 11'9" max x 10'9" (3.59m max x 3.30m)**



The third double bedroom has a window to the side, radiator, loft hatch, tv point and a built in cupboard offering good storage.

**Shower Room**



The modern shower room has a roof light, corner shower cubicle with mains powered shower and two shower heads, low level w.c. ,wash hand basin on a vanity unit, heated towel rail, vinyl flooring and an extractor fan.

**To The Outside**



The property is accessed from Chapel Lane over the driveway.

**Driveway**



The recently installed resin driveway offers extensive parking for several vehicles and leads to the front of the property and the small garage/ store at the rear. There are shrubbed gardens and fence panelling to the boundaries.

## Gardens



A gate at the front leads through to the gardens that have a good sized patio leading out from the dining room making an ideal space to entertain and dine out. The garden is mainly lawned and there is outside lighting and an outside tap. There is further paved areas to the rear of the property giving access to the rear of the garage.

## Additional Photo



## Garage/ Store 11'6" x 6'2" (3.53m x 1.88m)



The purpose built garage/ store has power and lighting and also has a roller style electric door to the front and personal door to the rear.

## Additional Information



The property also benefits from having full solar panelling installed.

## Views



## 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, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

## 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.

### **To Book a Viewing**

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

### **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.

### **Services**

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

### **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.

### **Hours Of Business**

Our office is open:  
Monday to Friday: 9.00am to 5.30pm  
Saturday: 9.00am to 2.00pm

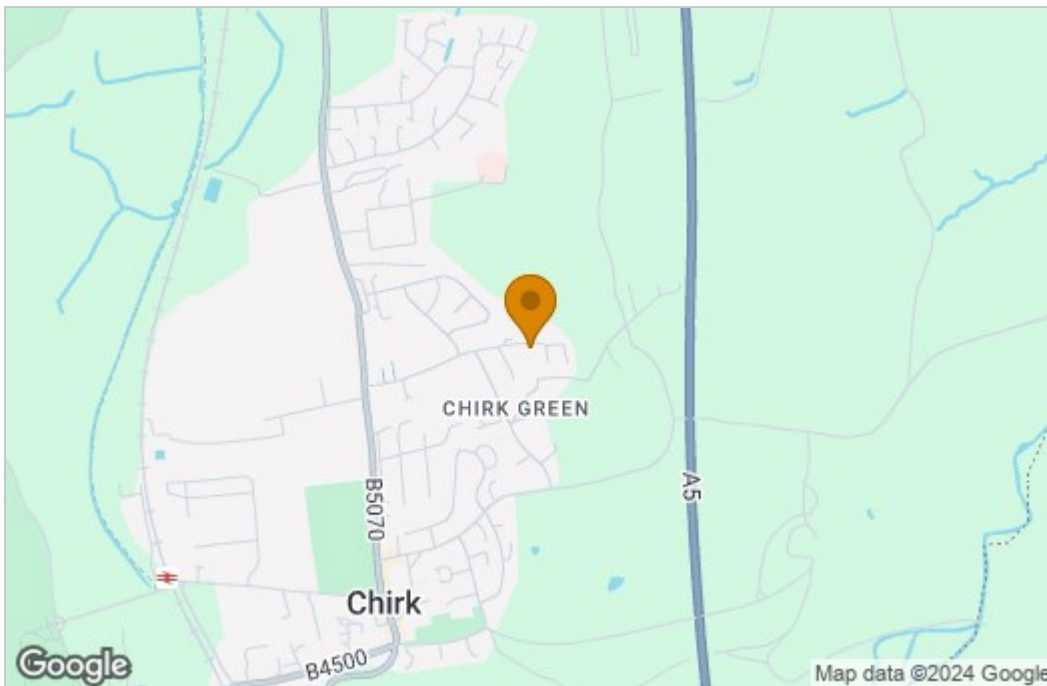
### **Additional Information**

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.

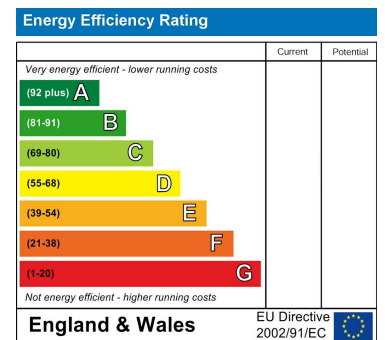
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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

## Area Map



## Energy Efficiency Graph



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