

Town & Country

Estate & Letting Agents



73 Crogen, Chirk, LL14 5BJ

Offers In The Region Of £220,000

WITH NO ONWARD CHAIN!! Located in the popular area of Lodgevale Park, Chirk, this spacious detached bungalow presents an excellent opportunity for those seeking comfort and convenience. The property boasts three well-appointed reception rooms, providing ample space for relaxation and entertaining. With two generously sized bedrooms, there is also the potential to utilise one of the reception rooms as a third bedroom, catering to various living arrangements. The bungalow is in great condition throughout, ensuring that you can move in with ease and enjoy your new home from day one. The two bathrooms add to the practicality of the layout, making it ideal for families or guests. The popular location of Chirk offers a delightful community atmosphere, with local amenities and green spaces nearby, perfect for leisurely strolls or family outings. Additionally, the property features a driveway and a garage, providing convenient off-street parking and extra storage space. This charming bungalow is a rare find, combining spacious living with a desirable location. Whether you are looking to downsize or seeking a comfortable family home, this property is sure to impress. Do not miss the chance to make this lovely bungalow your own.

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 where the property will be found on the right hand side.

Accommodation Comprises

Hallway

The hallway has a door to the side, stairs leading to the first floor and doors leading to the shower room, lounge and the dining room.

Shower Room



The shower room has a window to the front and the side, low level w.c., wash hand basin on a vanity unit, corner shower cubicle, tiled floor, fully tiled walls and a heated towel rail.

Lounge 15'4" x 11'8" (4.68m x 3.56m)



The good sized, bright lounge has a window to the front, radiator, wood flooring, fireplace with an inset electric fire and a door leading to the kitchen.

Kitchen 13'3" x 8'8" (4.06m x 2.66m)



The kitchen is fitted with a good range of base and wall units with work surfaces over, stainless steel one and a half bowl sink with a mixer tap over, plumbing for a washing machine, electric oven, ceramic hob and integrated extractor fan, Worcester boiler, radiator, wood flooring, space for a fridge and a large under stairs cupboard. There is a window and a door leading out to the rear.

Dining Room/ Bedroom Three 11'6" x 10'0" (3.51m x 3.07m)



A good sized second reception room or potential third bedroom having a radiator, wood flooring, double doors to the kitchen and patio doors leading into the conservatory.

Conservatory 11'5" x 9'3" (3.49m x 2.82m)



The conservatory has a tiled floor and French doors leading out to the garden.

To The First Floor

The first floor landing has useful built in eaves storage cupboards, radiator and doors leading to the bedrooms and the bathroom.

Bedroom One 12'0" x 9'1" (3.66m x 2.77m)



The first double bedroom has a window to the front, radiator and a range of mirror fronted wardrobes offering lots of storage.

Bedroom Two 10'4" x 8'11" (3.15m x 2.72m)



The second double bedroom has a window to the rear, radiator and eaves storage cupboard.

Family Bathroom



The first floor family bathroom has a window to the rear, panel bath, wash hand basin, low level w.c., part tiled walls and vinyl flooring.

To The Outside

To the front of the property the garden is lawned and shrubbed with fence boundaries and a garden gate.

Driveway and Garage



To the side of the property there is a long block paved driveway providing parking for several cars leading to the single garage. The garage has an electric up and over door.

Rear Gardens



The rear gardens have a large paved patio area ideal for sitting out and entertaining. There are lawns beyond and gravelled and shrubbed beds, outside tap and further patio area at the side. the garden is fully fenced making it ideal for children and pets.

Additional Photo



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, 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

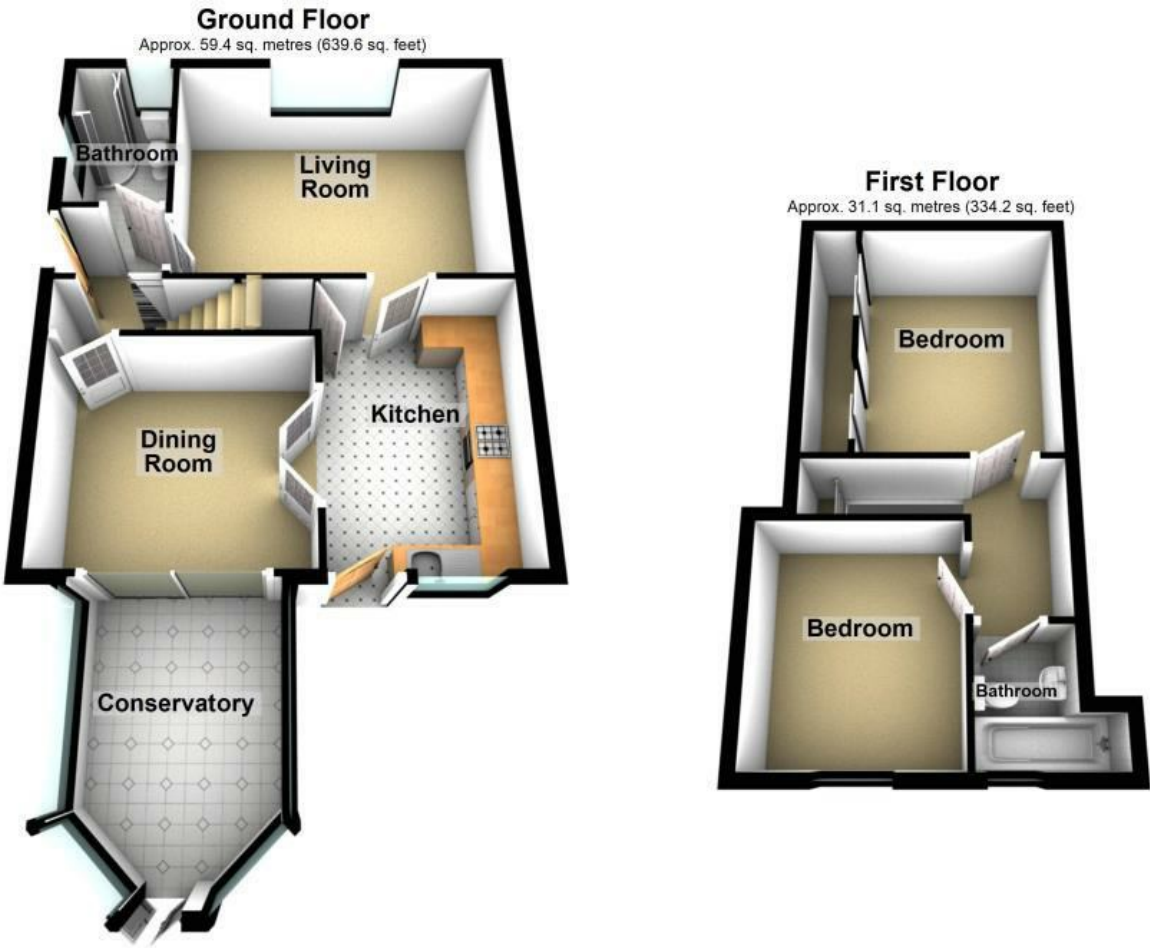
Saturday: 9.00am to 2.00pm

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.

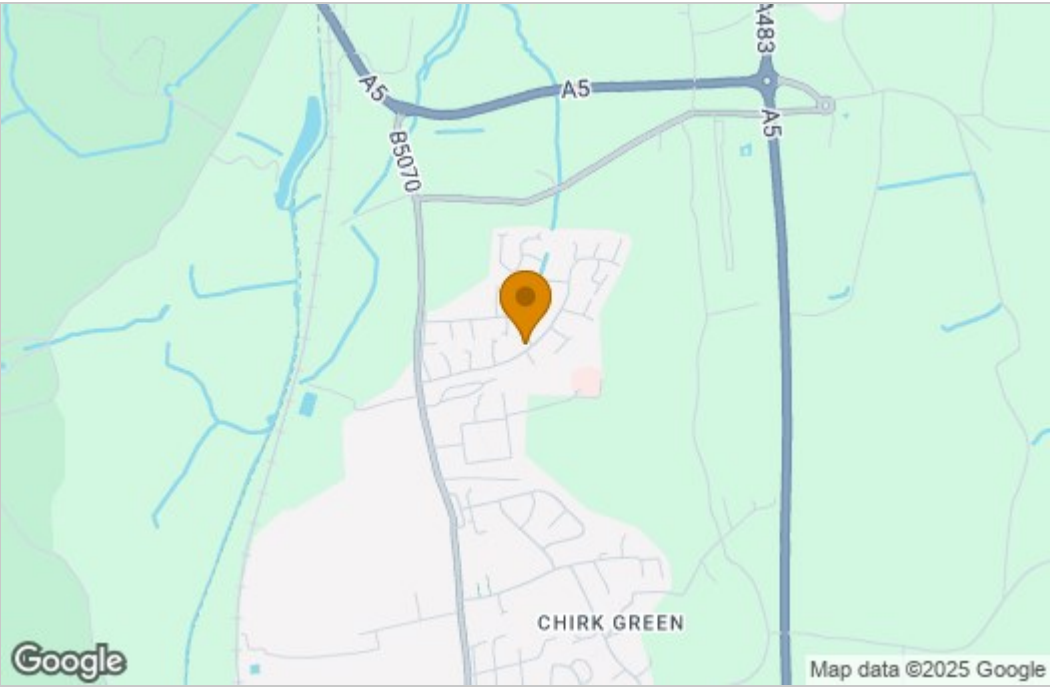
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

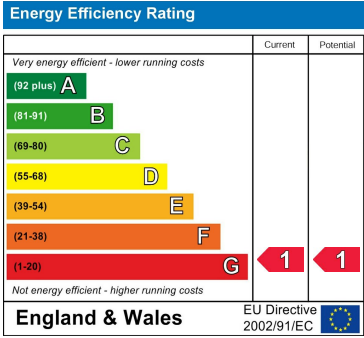


Total area: approx. 90.5 sq. metres (973.8 sq. feet)

Area Map



Energy Efficiency Graph



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