

Wingetts

More than just estate agents



19 Telford Avenue, Chirk Bank, LL14 5EF

Price £375,000

An immaculately presented three bedroom detached bungalow set within large corner plot in the sought after area of Chirk Bank. Large gardens to front and rear, garage and ample off road parking. The accommodation briefly comprises welcoming entrance hall, spacious family lounge with conservatory off and double doors through to the dining room. Fitted kitchen with utility room off and external door to the garden. Master bedroom with fitted wardrobes and en-suite shower room, good size family bathroom, ample storage, UPVC double glazed, "Worcester" combi boiler installed 2021 (remainder of 10yr warranty). Sunny aspect rear garden ideal for outdoor entertaining. NO CHAIN

Location

Chirk Bank is located close to the World Heritage site of Chirk Aqueduct & walking distance to the Llangollen Canal, within walking distance to the popular village of Chirk which is located on the Wrexham and Shropshire border and offers excellent communication links to Wrexham, Chester, Oswestry due to its road and rail networks. The village offers a variety of convenient shopping facilities and social amenities that include Healthcare and Leisure Centre with swimming pool and gym. The area falls under the UNESCO World Heritage Site and is popular amongst walkers and cyclists due to its beautiful natural scenery that includes Chirk Castle, Offa's Dyke footpath and the Shropshire Union Canal that continues to Llangollen. The village has its own primary school and is within easy reach of secondary schools.

Accommodation

UPVC part glazed entrance door opens into:-

Entrance Hall

Welcoming entrance hall with wood flooring, ceiling hatch to roof space, large storage cupboard and useful airing cupboard, doors off to all rooms.

Lounge 18'11" x 12'2" (5.77 x 3.73)

Spacious lounge with UPVC double glazed window to front, central gas fire in surround, radiator, double doors opening into the dining room and patio doors into:-

Conservatory 8'11" x 12'2" (2.74 x 3.73)

UPVC double glazed windows with views over the garden and UPVC glazed side door, tiled floor and two radiators.

Dining Room 11'3" x 10'0" (3.45 x 3.06)

Versatile room with UPVC double glazed window overlooking the rear garden, radiator and double doors to lounge.

Kitchen/Breakfast Room 11'3" x 10'0" (3.45 x 3.06)

Fitted with a range of base and wall units complimented by work surface areas incorporating sink unit with mixer tap over and UPVC double glazed window above overlooking the rear garden, 4 ring gas hob with electric oven below and pull out extractor above, tiled floor, radiator and door into:-

Utility 8'6" x 5'8" (2.60 x 1.73)

Fitted base and wall units, work surface incorporating sink unit and mixer tap over, plumbing for washing machine, integrated dishwasher, space for fridge/freezer, wall mounted "Worcester" combi boiler (installed November 2021 with remainder of 10yr warranty), tiled floor and UPVC part glazed external door.

Master Bedroom 14'5" x 10'3" (4.40 x 3.14)

Fitted range of White wardrobes, drawers, bedside units and over bed storage, UPVC double glazed window to front and side, radiator. Door to:-

En-Suite Shower Room

Shower enclosure with electric "Triton" shower wash hand basin with vanity unit below, W.C, UPVC double glazed window, extractor and fully tiled walls.

Bedroom Two 11'4" x 10'10" (3.47 x 3.32)

UPVC double glazed window to front and side, fitted mirror fronted wardrobe, radiator.

Bedroom Three 9'8" x 7'2" (2.97 x 2.19)

UPVC double glazed window to front, radiator.

Family Bathroom

Bath with shower take off, w.c, wash hand basin with vanity unit below, UPVC double glazed window to side, fully tiled walls, extractor.

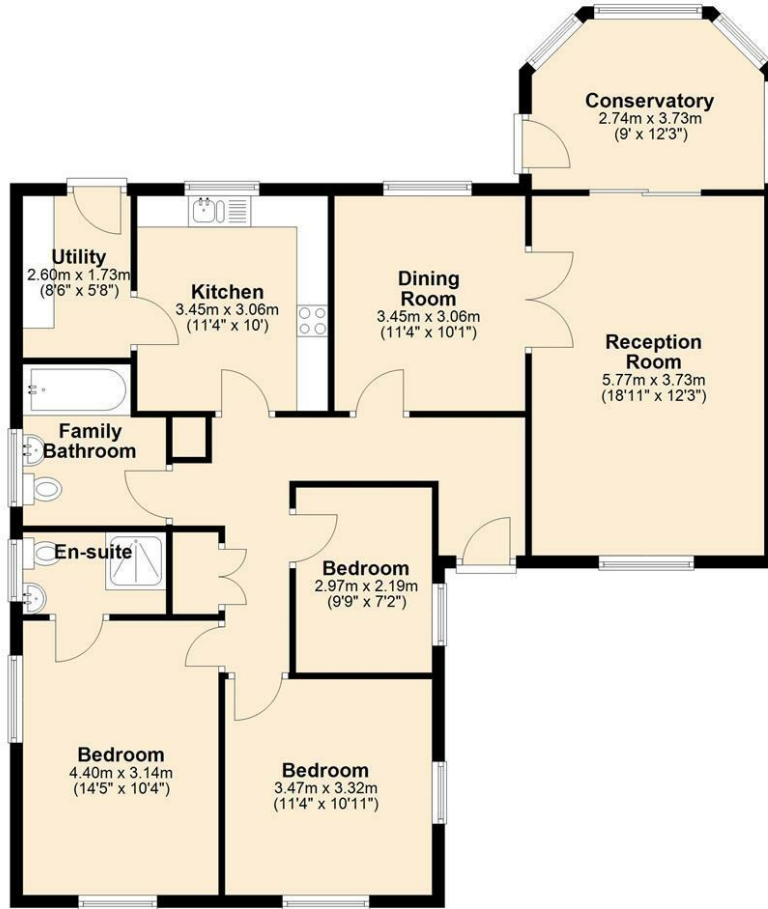
Outside

Approached over the driveway offering ample off road parking with decorative borders, lawn to front and privacy hedging to side. Gate opens into the sunny aspect rear garden which has a range of patio areas and a further raised patio from which to admire the views beyond, two useful sheds and storage to side, lawned garden with decorative borders and stocked flower beds. The rear garden offers a lovely outdoor entertaining area which is fully equipped for family and friends.



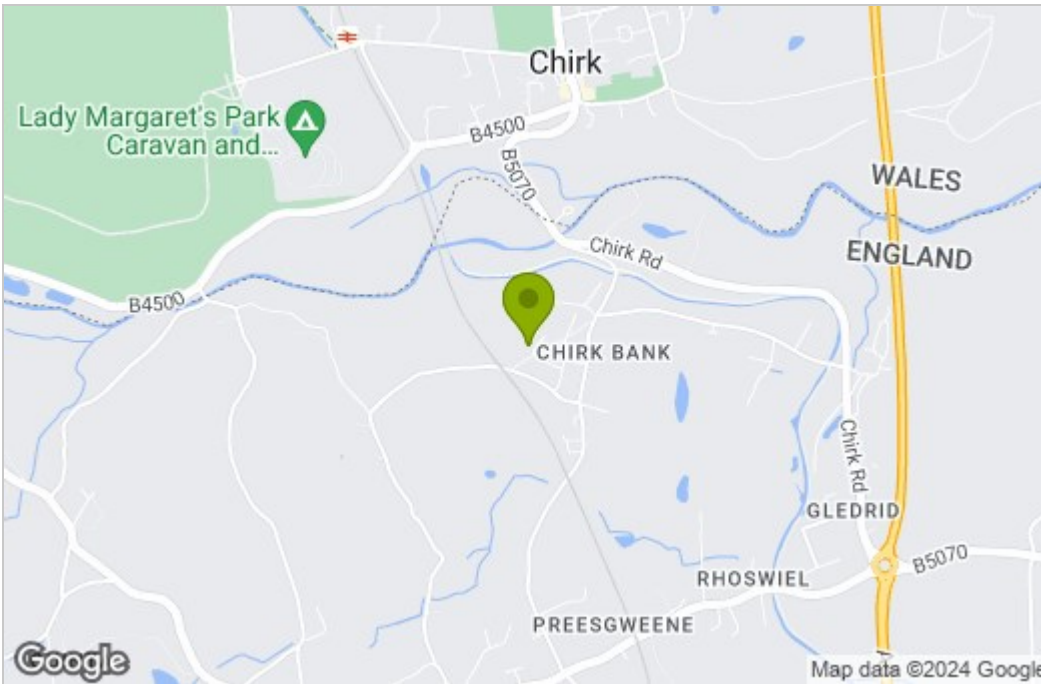
Floor Plan

Ground Floor
Approx. 114.1 sq. metres (1227.8 sq. feet)

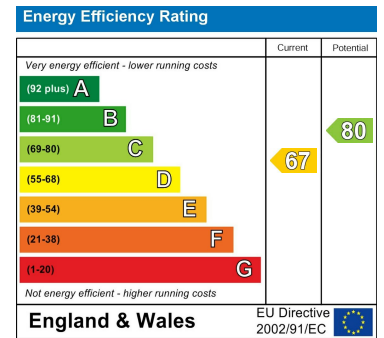


Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographic.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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.