



40 Offa, Chirk, LL14 5BP

Price £255,000

A spacious and well appointed three bedroom detached family home with the back drop of open fields situated on the popular residential area of Offa, Chirk. Offering ample parking with its large drive to front and sunny aspect rear garden with delightful far reaching views. The accommodation briefly comprises welcoming entrance hall, spacious lounge, dining room, conservatory, fitted kitchen, three bedrooms and family bathroom. Early Inspection essential. EPC Rating C (72)

Location

The popular village of Chirk 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 train station is within walking distance and a regular bus service operates to Wrexham, Oswestry, Llangollen and Glyn Ceiriog. 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

Composite entrance door with frosted side panel opens into:-

Entrance Hall

Stairs rising to the first floor, radiator, door to:-

Lounge 12'1" x 14'1" (3.70 x 4.30)

Large UPVC double glazed window to front, radiator, open aspect to:-

Dining Room 10'5" x 7'10" (3.19 x 2.39)

Good sized family dining room, radiator, door to kitchen and patio door to:-

Conservatory 7'4" x 7'10" (2.26 x 2.39)

Lovely views over the garden and field beyond, radiator and sliding patio door into the rear garden.

Kitchen 10'5" x 8'8" (3.19 x 2.65)

Fitted with a range of grey fronted base and wall units complimented by work surface areas incorporating sink unit with large UPVC double glazed window above enjoying far reaching views, space for cooker, extractor hood, space for under counter fridge and freezer, useful under stairs storage cupboard with mains electric board, UPVC external door to side.

On The First Floor

Stairs rise from the hallway to the first floor landing with UPVC double glazed window to side, loft hatch and doors off to all rooms.

Bedroom One 11'5" x 10'10" (3.50 x 3.32)

UPVC double glazed window to front, radiator.

Bedroom Two 11'1" x 6'6" (3.39 x 2.00)

UPVC double glazed window to rear with lovely views, radiator.

Bedroom Three 6'8" x 9'3" (2.04 x 2.83)

UPVC double glazed window to rear, radiator.

Bathroom

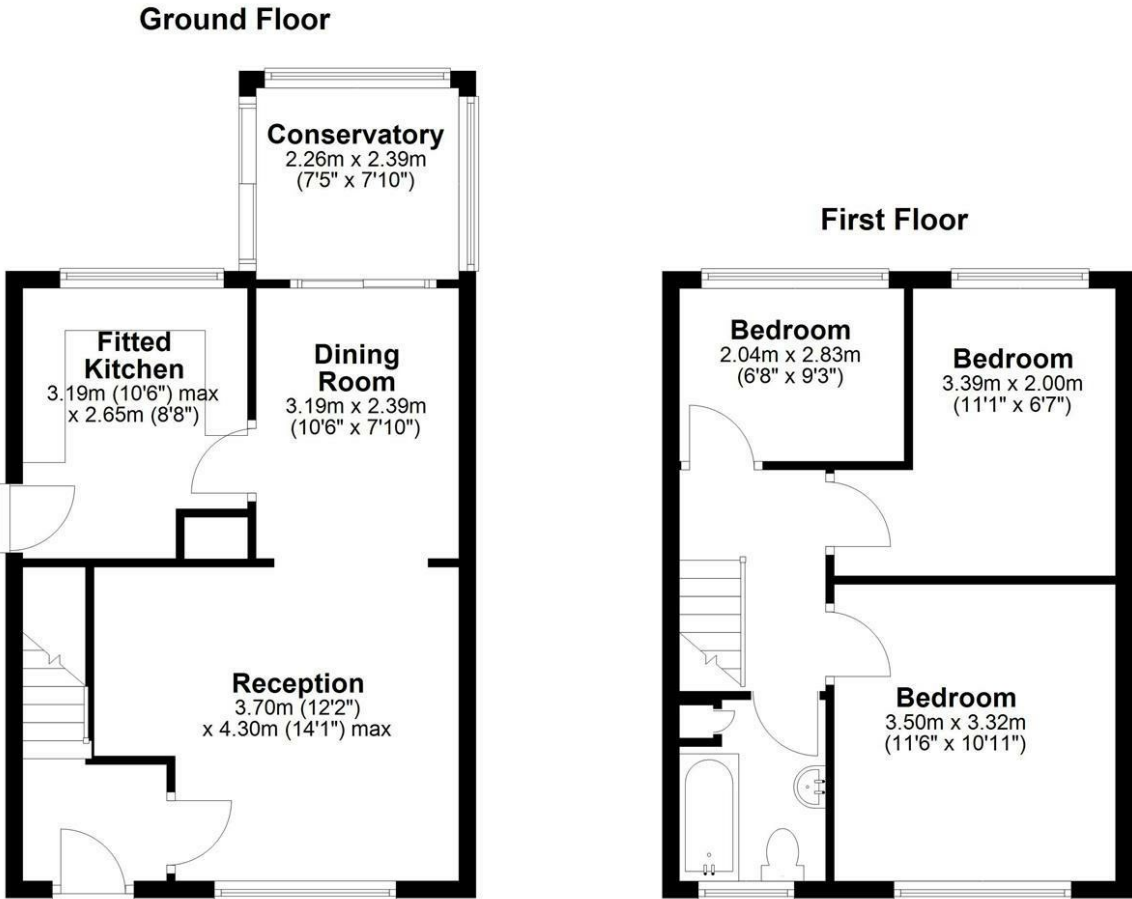
Bath with mains shower over, w.c, wash hand basin, UPVC double glazed window to front, airing cupboard housing the "Worcester" combination boiler.

Outside

Large drive to front with ample parking and side entrance to the garage. The rear garden enjoys delightful views, with lawned area, patio and stocked beds.

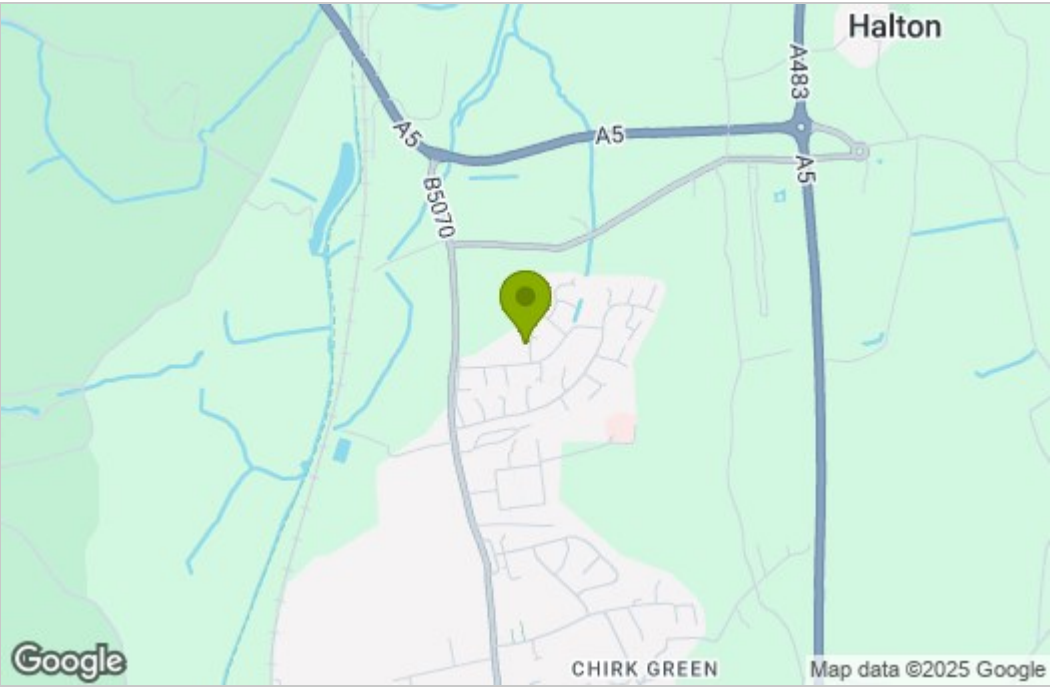


Floor Plan

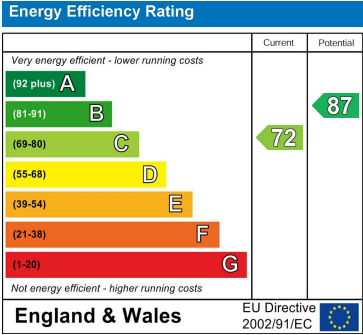


Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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