

BOWEN

PROPERTY SINCE 1862



Offers in Excess of £100,000

1 Maes Y Parc, Black Park, Chirk, LL14 5BB

🏠 2 Bedrooms

🚿 1 Bathroom

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General Remarks

Two-bedroom semi-detached dormer bungalow situated in the popular hamlet of Black Park close to the border town of Chirk. The property requires a full scheme of modernisation and occupies a good size plot standing in approximately 0.13 of an acre (0.40ha) or thereabouts.

Location: The property is situated in the established residential area of Maes y Parc in the picturesque hamlet of Black Park. As well as having a shop and village hall, Black Park is also well situated for access onto the A5 & A483 providing direct links to the larger towns of Llangollen, Wrexham, Oswestry and the City of Chester. The nearby town of Chirk contains an excellent range of shops, Public Houses and local amenities including excellent Infant and Junior schools. Chirk also has a train station which provides direct trains to Manchester and Birmingham. The area is also surrounded by beautiful countryside with the River Dee and River Ceiriog both within walking distance of the property.



Accommodation

Entrance Porch with Partly glazed Entrance Door:

Entrance Hall: Built-in store cupboard and understairs storage. Radiator.

Bathroom: 7' 3" x 5' 9" (2.22m x 1.76m) Tile floor. Panel bath with shower attachment, low level w.c., pedestal wash hand basin, heated towel rail, partly tiled walls.

Living Room: 17' 0" x 11' 0" (5.19m x 3.35m) Wood flooring, open fireplace set on a tile hearth with tile surround and mantel, picture rail.

Dining Room: 10' 8" x 10' 4" (3.24m x 3.15m) fireplace with tile inset, radiator, picture rail.



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Kitchen: 11' 0" x 5' 10" (3.35m x 1.79m) Wood flooring, partly tiled walls. Fitted wall cupboards with matching base units and worktop surface. Stainless steel sink unit and drainer with cupboards below, built-in electric oven with 4 ring electric hob and cooker hood above. Further built-in cupboards with shelves and worktop surface area.

Walk-in Pantry: light and shelves.

Utility Room: 14' 5" x 5' 3" (4.39m x 1.60m)

Storage Room: 9' 8" x 4' 2" (2.94m x 1.26m)

Rear Porch

Stairs to first floor and landing area: Airing cupboard

Bedroom One: 15' 10" x 10' 8" (4.82m x 3.24m) radiator, access to roof space.

Bedroom Two: 15' 10" x 10' 0" (4.82m x 3.06m) Built-in store cupboard with hanging rail, radiator.

Outside: The property is approached through a single gate onto a concrete pathway leading to the front entrance. The gardens are mainly laid to lawn and wrap around the property with enclosed mature hedges providing privacy.

Local Authority: Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY. Tel: (01978) 292000.

EPC Rating 16|G Council Tax Band 'A':

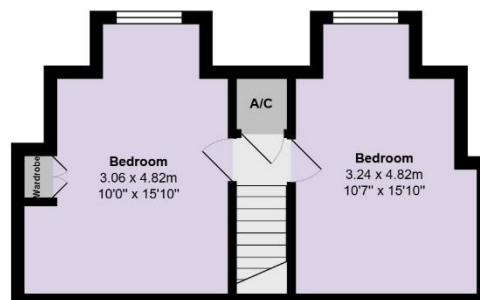
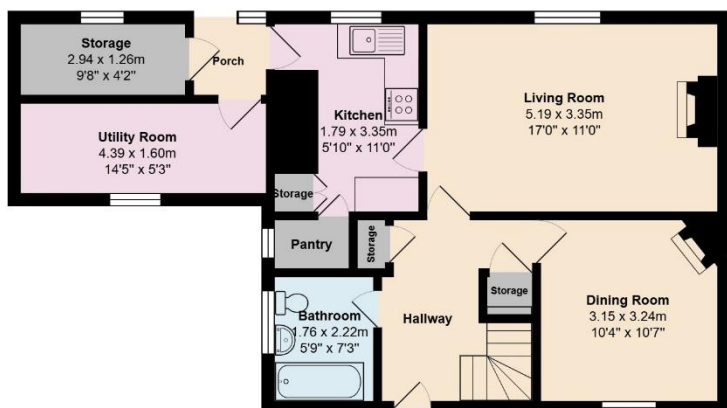
Tenure: We are informed that the property is freehold subject to vacant possession on completion.

Directions: From the A5/A483 Halton junction take the exit towards Halton and Black Park. Turn left at the next roundabout towards Halton before turning left again towards Black Park. After a short distance the property will be identified on the left-hand side by the agents for sale board.

Viewing and further information: Please contact the sole selling agent's Ellesmere office on (01691) 622534.

Agent Note: The property is of non-standard construction.

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Total Area: 97.9 m² ... 1053 ft²

All measurements are approximate and for display purposes only



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thinking outlook.

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