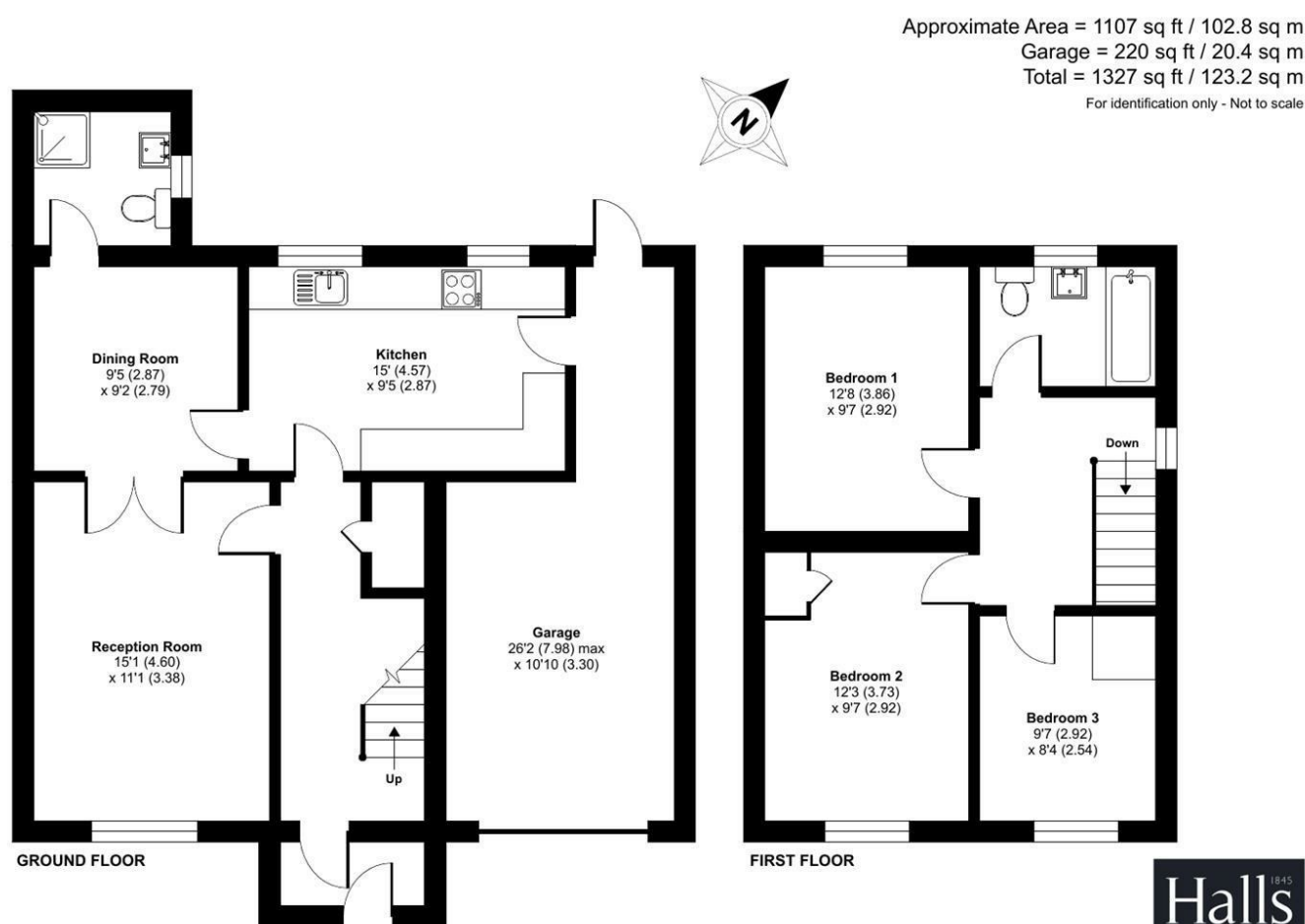


FOR SALE

23 Maes Y Waun, Chirk, Wrexham, LL14 5ND



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1258241



FOR SALE

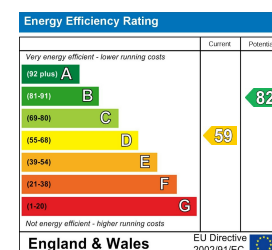
Offers in the region of £180,000

23 Maes Y Waun, Chirk, Wrexham, LL14 5ND

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



NO CHAIN - In need of some modernisation this modern semi-detached house presents an excellent opportunity for those seeking a family home with potential. Boasting three well-proportioned bedrooms, this property is ideal for families or individuals looking for extra space. The layout includes a welcoming reception room, dining room, kitchen and wet room on the ground floor whilst on the first the three bedrooms are served by a family bathroom. Outside, the property benefits from a lovely garden and ample off-road parking for up to three vehicles, ensuring convenience for residents and visitors alike.



01691 670 320

Oswestry Sales
20 Church Street, Oswestry, SY11 2SP
E: oswestry@hallsgb.com



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1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- NO ONWARD CHAIN
- In need of moderniation
- 3 Good Size Bedrooms
- Wet Room and Bathroom
- Ample Off-Road Parking
- Lovely Rear Garden

DIRECTIONS
WHAT3WORDS: stocked.irony.uncle

SITUATION
The property is centrally located in the popular town of Chirk which has an excellent range of local facilities to include Convenience Stores, Train Station, Infant and Primary School, Doctors Surgery, Parish Church and Restaurants all of which go to serve the localities day to day needs. Additional shopping facilities are available in Wrexham (9 miles) and Oswestry (7 miles) whilst the A5 trunk road gives easy access to other centres of employment such as Shrewsbury, Telford and the Midlands and Wrexham, Chester and the Wirral to the North West.

DESCRIPTION
In need of modernisation this well proportioned semi-detached house will no doubt suit a range of buyers including first time buyers, families or retirees. The accommodation offers a traditional layout with double glazed windows and an oil fired central heating system. The rooms are attractively proportioned, whilst the lounge includes an attractive fireplace with working open fire. There is an additional dining room and useful wet room together with kitchen whilst on the first floor there are 3 good size bedrooms which are served by a family bathroom.

ENTRANCE
With wood effect uPVC door leading into:

ENTRANCE PORCH
With tiled flooring.

ENTRANCE HALLWAY
With stairs to first floor, understairs storage cupboard.

LOUNGE
With large front aspect uPVC double glazed window, ceramic tiled hearth with open fireplace.

DINING ROOM
With wood effect vinyl flooring.

KITCHEN
Fitted with a range of wood effect eye level wall cupboards and base units with worktops over and tiled surround. Stainless steel sink and drainer, rear aspect uPVC double glazed windows, space and plumbing for washing machine, dishwasher and fridge. Door to Garage, wood effect vinyl floor covering, oil fired boiler.

WET ROOM
Fitted with T80 Triton electric shower, vanity sink unit, low level flush WC. Heated towel radiator, rear aspect uPVC double glazed window.

FIRST FLOOR LANDING
With opaque side aspect uPVC double glazed window, loft hatch.

BEDROOM 1
Rear aspect uPVC double glazed window.

BEDROOM 2
With front aspect uPVC double glazed window, cupboard housing the water tank and immersion heater, wooden shelving.

BEDROOM 3
With front aspect uPVC double glazed window.

BATHROOM
Fitted with a panelled bath, wash hand basin, low level flush WC. Splashback tiles, opaque rear aspect uPVC window.

OUTSIDE
To the front of the property is a driveway providing ample off-road parking together with a low maintenance gravelled garden.

GARDENS
To the rear of the property is a raised patio area with concrete steps leading to a central path. On one side of the path is a gravelled area with a range of mature shrubs and bushes whilst to the other side there is a lawned garden. In addition there is a garden shed and oil storage tank.

GARAGE
With power and light connected, manual up and over door, pedestrian access door.

GENERAL REMARKS

FIXTURES AND FITTINGS
The fitted carpets as laid. Only those items described in these particulars are included in the sale.

SERVICES
Mains water, electricity and drainage are understood to be connected. Oil fired central heating is installed throughout. None of these have been tested.

TENURE
Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX
The property is currently in Council Tax Band D - Wrexham County Borough Council.

AGENT'S NOTE
There is a survey at the property that was undertaken by Cozy Homes and is available for perusal at the viewing. This must NOT be removed from the property.

VIEWINGS
Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.