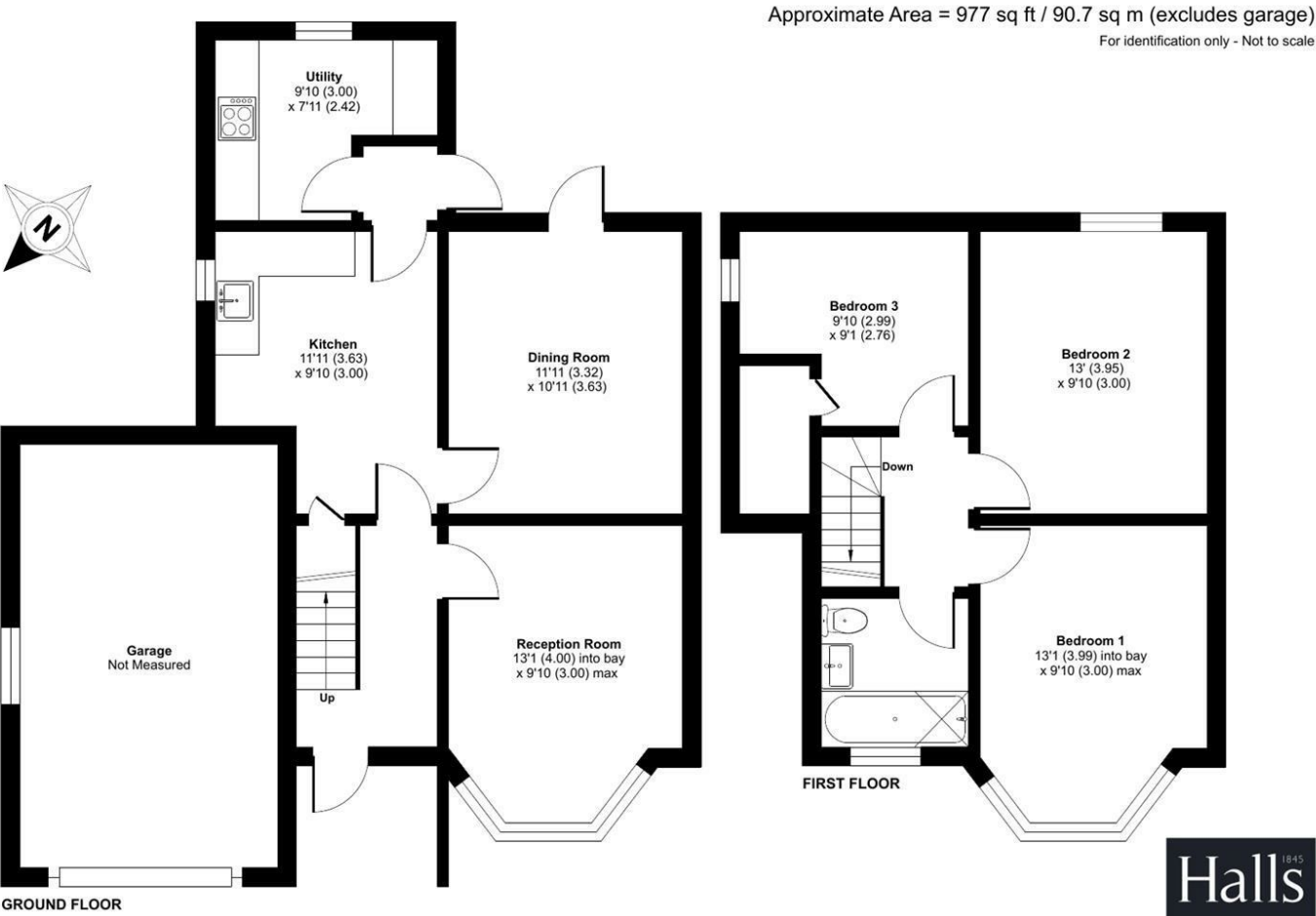


FOR SALE

Holbeach, 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: 1280789



FOR SALE

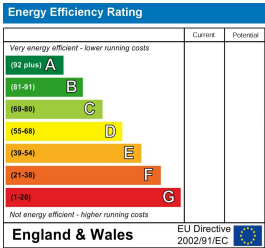
Offers in the region of £265,000

Holbeach, 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 - A well positioned mature 3 Bedroom Detached House, in need of modernisation, with original features including tiled fireplaces and picture rails. The property benefits from good size accommodation, gardens, garage and patio and is situated in the popular town of Chirk which offers a selection of every day facilities as well as excellent commuter links.



01691 670 320

**Oswestry Sales**  
20 Church Street, Oswestry, SY11 2SP  
E: oswestry@halls.gb.com



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2 Reception  
Room/s



3 Bedroom/s



1 Bath/Shower  
Room/s



- In need of Modernsation
- Mature Detached 3 Bed House
- Original Tiled Fireplaces
- Wrap Around Lawned Garden
- Driveway & Garage
- Good Access to Commuter Links

**DIRECTIONS**  
WHAT3WORDS: triads.tadpole.link

**SITUATION**  
The town of Chirk has an excellent range of local facilities to include Convenience Stores, Train Station, Infant and Primary School and Parish Church, all of which go to serve the localities day to day needs. Larger 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**  
This detached property offers an excellent opportunity to acquire a mature house requiring modernisation, whilst possibly offering scope for alteration or extension - subject to any necessary planning consents. The interior of the house offers a number of traditional features including picture rails and original fireplaces. Outside to the front of the property is a brick paved driveway flanked by lawns together with a garage with power and light connected. The remainder of the property is surround by wrap around lawns and established trees and shrubs. Directly off the rear is a good size rear patio providing an ideal outdoor entertainment space.

**ENTRANCE HALL**  
With stairs to first floor, door to:

**LOUNGE**  
Front aspect uPVC bay window with stained glass reveals, feature fireplace with decorative surround, picture rail.

**DINING ROOM**  
Feature tiled fireplace, picture rail, uPVC door to rear garden, picture rail.

**KITCHEN**  
Fitted with a range of base units and eye level wall cupboards with worktop over and tiled surround. Integrated Hygena eye level oven and microwave, Smeg electric induction hob with extractor hood over. Stainless steel sink bowl sink unit with mixer tap, multi-fuel burner with back boiler, pantry with shelving, side aspect window, vinyl effect flooring.

**UTILITY**  
A fitted range of matching base units and eye level wall cupboards with worktop over and tiled surround, space for appliances, uPVC rear aspect window, quarry tiled floor, uPVC rear entrance door.

**FIRST FLOOR LANDING**  
Access to roof space, side aspect uPVC window.

**BEDROOM 1**  
Feature tiled fireplace, bay fronted uPVC window with stained glass reveals, picture rail.

**BEDROOM 2**  
Feature tiled fireplace, rear aspect uPVC window, picture rail.

**BEDROOM 3**  
Fitted cupboard with immersion heater and water cylinder, side aspect uPVC window, picture rail.

**BATHROOM**  
Fitted bathroom suite comprising panelled bath with Triton electric shower over and glazed shower screen, pedestal wash hand basin, low level flush WC. Front aspect opaque uPVC window, tiled walls, vinyl flooring.

**OUTSIDE**  
The property is approached through a wrought iron gate leading onto a brick paved driveway with flanking lawns to both sides and established hedge providing a good degree of privacy. To the sides and rear of the property there are lawned gardens together with established trees and shrubs and side pedestrian access path. A large patio to the rear provides an ideal outdoor entertainment space. Side access gate, timber garden shed.

**GARAGE**  
With up and over entrance door, power and light connected, side aspect opaque window.

**THE GARDENS**  
The approach to the property is through a wrought iron gate leading onto a brick paved driveway with lawns to either side and an established hedge to the front providing a good deal of privacy. The property benefits from wrap around gardens with established trees and shrubs and a side pedestrian access path. To the rear there is a good size patio area providing an ideal outdoor entertainment space. The whole is bounded by mature hedging. Side pedestrian access gate and two timber garden sheds.

**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. None of these have been tested.

**TENURE**  
Freehold. Purchasers must confirm via their solicitor.

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

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