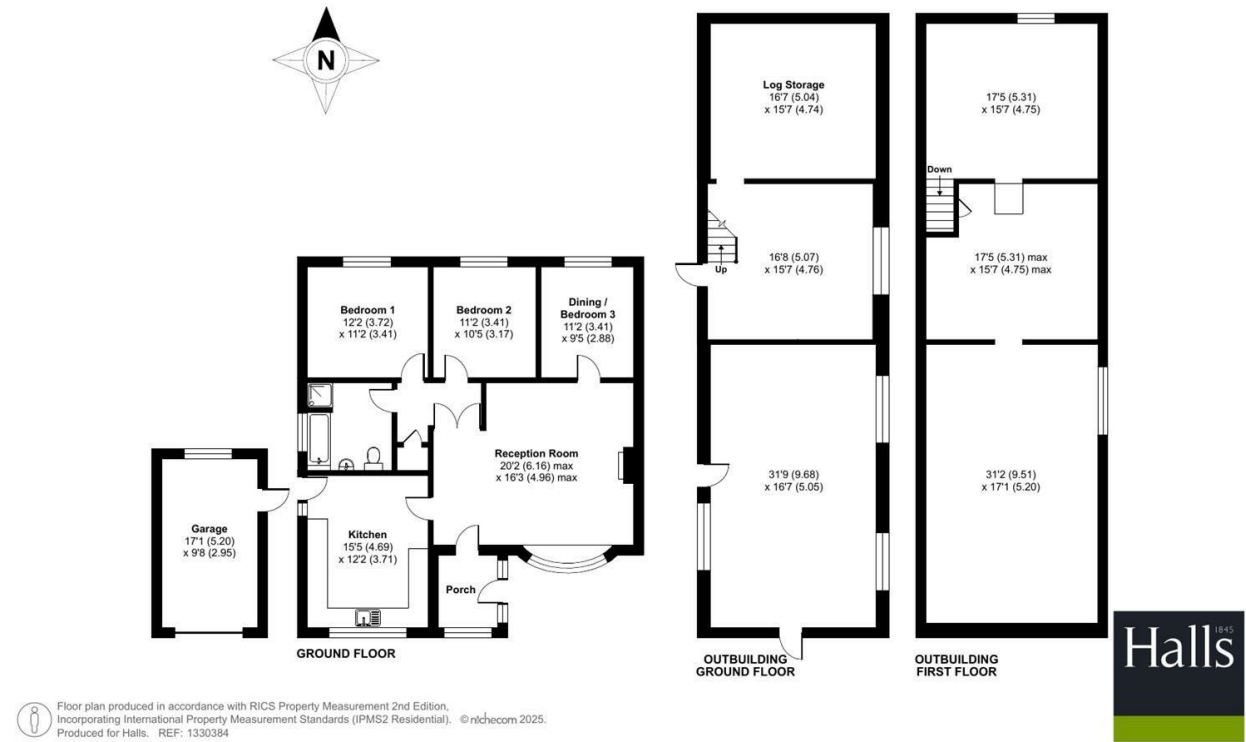


FOR SALE

New Bungalow Station Avenue, Chirk, Wrexham, LL14 5LS



Approximate Area = 1091 sq ft / 101.3 sq m
Garage = 164 sq ft / 15.2 sq m
Outbuilding = 2058 sq ft / 191.1 sq m
Total = 3313 sq ft / 307.7 sq m
For identification only - Not to scale



FOR SALE

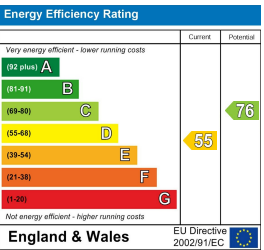
Offers in the region of £450,000

New Bungalow Station Avenue, Chirk, Wrexham, LL14 5LS

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



A unique three-bedroom detached bungalow occupying a generous private plot tucked away in the heart of Chirk. Accessed via its own gated driveway, the property enjoys beautifully maintained gardens, a detached garage, and a substantial two-storey barn offering superb workshop/storage space or exciting conversion potential (subject to the necessary consents). A rare opportunity to acquire a well-located home with lifestyle flexibility and development scope.



01691 670320

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.





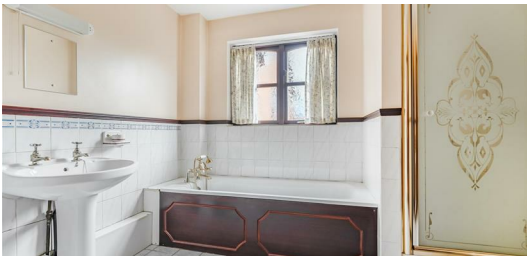
1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Detached 3 bedroom bungalow
- Substantial two-storey barn
- Large, private gated driveway & detached garage
- Beautiful wraparound gardens
- Prime central Chirk location
- Rare opportunity with potential for development (STPP)

DESCRIPTION

Halls are delighted with instructions to offer New Bungalow in Chirk. This well-maintained bungalow offers spacious and practical single-storey living set within a generous, secluded plot. The accommodation briefly comprises a welcoming entrance porch, a large reception room with feature fireplace, and a traditional kitchen. The layout continues with three bedrooms and a well-appointed bathroom featuring both a bathtub and a separate shower cubicle.

A significant selling point is the LARGE DETACHED BARN situated within the plot. It offers exciting possibilities for conversion to ancillary accommodation, a home business base, or even a separate dwelling (subject to planning permission).

OUTSIDE

The property is approached via a private gravelled lane leading to a gated entrance, opening into a generous driveway with ample space for multiple vehicles. A detached garage sits conveniently beside the bungalow, ideal for secure parking or additional storage.

The gardens are a true feature of the home – beautifully maintained and thoughtfully designed, with lawned areas wrapping around the bungalow, neatly edged flower beds, ornamental trees, and colourful planted borders. To the rear, there is a productive vegetable patch, greenhouse, and a large patio seating area, perfect for alfresco dining and enjoying the peaceful, private setting.

DEVELOPMENT POTENTIAL

Positioned within the grounds and set slightly apart from the bungalow, the detached barn is a substantial two-storey structure offering over 2,000 sq. ft of internal space. Currently used for general storage, workshop space and log store, the barn includes multiple access points and a large open-plan footprint on both levels.

The ground floor is divided into three main sections, while a fixed staircase leads up to a spacious vaulted first floor with exposed beams and excellent head height – offering immense versatility. Whether for continued use as storage/workshop or for conversion into ancillary accommodation, a home office/studio, or a standalone dwelling (subject to planning consents), this is a rare and exciting opportunity with huge potential.

SITUATION

Centrally located in Chirk, the property enjoys the convenience of walking distance to the town’s many amenities, including shops, schools, cafes, train station, and health facilities. Chirk is also ideally situated for commuting to Wrexham, Oswestry, and Shrewsbury, with excellent road and rail links nearby, including access to the A5 and the Chester–Shrewsbury train line.

W3W

///guests.purist.scrap

SCHOOLING

The town of Chirk is home to Ysgol y Waun, a welcoming and community-focused primary school catering for younger children, alongside Pentre Church in Wales Primary School nearby. For secondary education, pupils typically fall within the catchment for Ysgol Rhiwabon, a well-regarded comprehensive offering a broad curriculum and range of extracurricular activities. Independent schools such as Moreton Hall and Ellesmere College provide further choice.

SERVICES

We are advised that the property has the benefit of mains water, electricity, and drainage. Central heating is provided via an oil-fired system. None of these services have been tested by Halls.

TENURE

The property is Freehold and offered for sale by private treaty, with vacant possession available upon completion.

LOCAL AUTHORITY & COUNCIL BAND

Wrexham County Borough Council - Council Tax Band C.

VIEWINGS

Strictly by appointment with Halls, Oswestry Office

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.