

## Offers in the Region of £240,000

- 3 Double Bedrooms
- Detached House
- Large Extension / Additional Bedroom or Guest Annex
- Ample Off Road Parking
- Large Rear Garden
- Modern Kitchen with Separate Utility
- Perfect Family Home
- 2 Reception Rooms
- New Bathroom fitted 2023



An extended, 3 double bedroom detached house set in a quiet cul de sac within a desirable residential estate in Chirk.

With 3 large reception rooms, modern kitchen, utility room, newly fitted family bathroom, large rear garden and ample off road parking this is a perfect family home.

Offered for sale CHAIN FREE a viewing is essential to appreciate how spacious this lovely home is



## Front

Set back from the road with off road parking to the side a front, front garden laid to lawn with mature hedge surround, composite door opening to the entrance hallway

## Entrance Hallway

Wood laminate floor, multi paned glazed door to Guest Annex, multi paned glazed door to lounge, wall mounted radiator, wall mounted radiator

## Lounge 12' 1" x 10' 6" (3.68m x 3.20m)

PVC double glazed floor to ceiling window to the front, wall mounted radiator, opening to the dining room, wood laminate floor



## Dining area 11' 1" x 7' 6" (3.38m x 2.28m)

PVC double glazed window to the rear, wall mounted radiator, door to kitchen, wood laminate floor



## Kitchen 10' 5" x 8' 6" (3.17m x 2.59m)

A modern range of fitted wall, drawer and base units, worktop with 1.5 stainless steel sink unit with mixer tap, stainless steel gas hob with extractor hood over, built in double oven with built in microwave, tiled splashbacks, two built in storage cupboards, PVC double glazed window to the rear, multi paned glazed door to the guest annex



## Utility room 12' 8" x 5' 7" (3.86m x 1.70m)

Double glazed window to the rear garden, Timber door to the rear garden, plumbing for washing machine and space for a tumble dryer, space for fridge freezer, modern base unit, worktop, wall mounted combination boiler

## Guest Annex 22' 7" x 12' 4" (6.88m x 3.76m)

PVC double glazed windows to the front and side, multipaned glazed door to the entrance hallway, wall mounted radiator, door to utility room



## First Floor

Wood panelled doors to bedrooms and bathroom, access to roof space, PVC double glazed window to the side

## Bathroom 8' 2" x 5' 2" (2.49m x 1.57m)

A modern suite fitted in December 2023 with P shaped bath with shower plumbed in over, vanity wash hand basin with cupboards under and enclosed cistern WC, tiled walls, obscure PVC double glazed window to the front, wall mounted chrome towel radiator, storage cupboard



## Bedroom Three 6' 9" x 6' 3" (2.06m x 1.90m)

PVC double glazed window to the rear with hill views, wall mounted radiator

## Bedroom Two 10' 9" x 10' 7" (3.27m x 3.22m)

PVC double glazed window to the rear with hill views, wall mounted radiator

## Bedroom One 12' 3" x 10' 9" (3.73m x 3.27m)

PVC double glazed window to the front aspect, wall mounted radiator



**Rear Garden**

A large garden laid mostly to lawn with established trees and shrubs, timber fencing surround and access to the front via a gate

