

24 Avondale Chirk LL14 5DE



3 Bedroom House - Semi-Detached
£825 PCM

The features



*** WELL PRESENTED THREE BEDROOM HOME ***

Available early November this three bedroom semi detached family home offers convenient living near to amenities.

Occupying an enviable position on the edge of Chirk, and having ease of access to the A5/ M54 motorway network, and the nearby railway station in Gobowen. being perfect for commuters.

Briefly comprising of Entrance Hall, Lounge, Kitchen/ Dining Room, Principal Bedroom with Ensuite, Two further Bedrooms and Family Bathroom.

Having benefit of gas central heating, double glazing, driveway providing off road parking and enclosed rear garden.

Early interest advised

Property details

ENTRANCE HALLWAY

Entrance door leads into the Entrance Hall. Staircase leading to the first floor landing, wooden effect flooring. Radiator, doors leading off,

CLOAKROOM

Window to the front aspect. WC and wash hand basin with complimentary tiled splashback. Radiator.

LOUNGE

Well lit with sash style window to the front aspect. TC and media point, laminate wooden effect flooring. Radiator.

KITCHEN/ DINING ROOM

Fitted with a range of shaker style fronted base level units comprising of cupboards and drawers with work surface over. One and half bowl stainless steel drainer sink. Integrated oven/ grill with inset four ring gas hob and extractor hood over. Space for freestanding fridge/ freezer and further space below work surface for washing machine. Further range of wall mounted units, partially tiled walls and tiled flooring. Space for breakfast/ dining table with French doors leading out to the Rear Garden. Radiator.

FIRST FLOOR LANDING

Staircase leads from the Reception Hallway to the First Floor Landing with door opening to airing cupboard with storage. Radiator, further doors leading off,

BEDROOM 1

Double bedroom with window to the front aspect. Radiator.

FIRST FLOOR LANDING

Mains smoke detector, built in airing cupboard with shelving and radiator

BEDROOM 1

8'11" x 11'6" (2.72 x 3.51)

PVC double glazed sash window to front, TV point, radiator, telephone point, double bed, 2 bedside cabinets, wardrobe, chest of drawers

ENSUITE

Modern white suite comprising; low level WC, pedestal wash hand basin with tiled splash back, shower cubicle, radiator, PVC double glazed window, extractor.

BEDROOM 2

8'11" x 9'9" (2.72 x 2.97)

PVC double glazed window to rear, radiator, wardrobe, double bed, bedside cabinet, chair

BEDROOM 3

6'9" x 6'1" (2.06 x 1.85)

PVC double glazed sash window to front, radiator, bunk bed

BATHROOM

6'1" x 5'6" (1.85 x 1.68)

White suite comprising; low level WC, pedestal wash hand basin with tiled splash back, panelled bath with shower screen, Triton shower over, part tiled surround, PVC double glazed window to rear, extractor, recess spot lights.

GARDEN

Terraced lawn garden with gate to side, ample parking.

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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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