

# BOWEN

PROPERTY SINCE 1862



Asking Price £162,000

127 Bron Y Waun, Chirk,  
Wrexham LL14 5PW

🏠 3 Bedrooms

🚿 1 Bathroom

## 127 Bron Y Waun, Chirk, Wrexham LL14 5PW



### General Remarks

Bowen are pleased with instructions to offer this well proportioned three bedroom semi detached property set within an established residential development within walking distance of the centre of Chirk and all local amenities. The property offers great potential for further improvement in line with a buyer's individual tastes. There is off road parking provision at the front and good sized gardens to the rear. Early inspection essential.

**Location:** The property is located within a short walking distance of the centre of the popular border town of Chirk. The town has an excellent range of Shops, Post office, Bank, Public Houses and both Infants/Junior school as well as transport to Secondary High Schools. Easy access onto the A5/A483 provides links to the larger towns of Oswestry, Wrexham & Shrewsbury as well as the City of Chester. Chirk also has a railway station providing services to Birmingham & Chester.

### Accommodation

A glazed uPVC door at the front of the property leads into:

**Hall:** 13' 1" x 6' 3" (4.00m x 1.90m) Stairs to first floor landing, radiator, C/H control and doors off to:

**Dining Room:** 13' 11" x 9' 0" (4.24m x 2.74m) Radiator and opening into:

**Living Room:** 12' 10" x 12' 10" (3.92m x 3.91m) Open fireplace, radiator, TV point and sliding door to rear gardens.

## Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice from the Mortgage Advice Bureau. For a copy of our guide in selecting the right mortgage for you, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage

**Kitchen:** 8' 11" x 7' 3" (2.72m x 2.21m) Range of fitted base/eye level wall units with worktops over and inset stainless steel sink/drainers. Space for cooker, fridge and dishwasher. Understairs pantry cupboard, radiator, Boulter oil fired boiler and part glazed door to side of property.

**Stairs to first floor landing:** Airing cupboard housing hot water cylinder and slatted shelving, access to loft space and doors off to:

**Bedroom 1:** 12' 0" x 12' 0" (3.67m x 3.66m) Feature fireplace and radiator.

**Bedroom 2:** 12' 1" x 10' 0" (3.69m x 3.04m) Built in storage cupboard and radiator.

**Bedroom 3:** 8' 6" x 8' 4" (2.58m x 2.53m) Radiator.

**Bathroom:** 6' 0" x 5' 6" (1.84m x 1.67m) Panel bath with electric shower over, pedestal wash hand basin, radiator and part tiled walls.

**Separate W.C.:** 6' 0" x 2' 4" (1.82m x 0.72m) Low level flush w.c.





**External Utility/Store Room:** 6' 2" x 6' 1" (1.88m x 1.86m) Space/plumbing for washing machine, tumble dryer and freezer.

**Coal Shed & External W.C.:** Adjoining the utility is a coal/store room and external w.c. with high level flush w.c.

**Outside:** To the front of the property the driveway is bordered by lawned gardens and the property includes an aspect over the open green area to the front. A pedestrian gate provides access to the rear where there are additional lawns, two paved patios and gravelled areas.

**EPC Rating:** EPC Rating Band 'E' (41)

**Council Tax Band:** Council Tax Band - 'C'.

**Local Authority:** Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY. Tel: (01978) 292000.

**Tenure:** We are informed that the property is freehold subject to vacant possession on completion.

**Directions:** From the centre of Chirk proceed through the town passing the cenotaph then take the first right turn into Colliery Road. Continue forward passing the shop on your left. Turn left into Bron Y Waun and follow the road ahead where it opens up with an open green area in front. Turn right here and the property will be found on your right hand side as identified by the agent's 'For Sale' board.



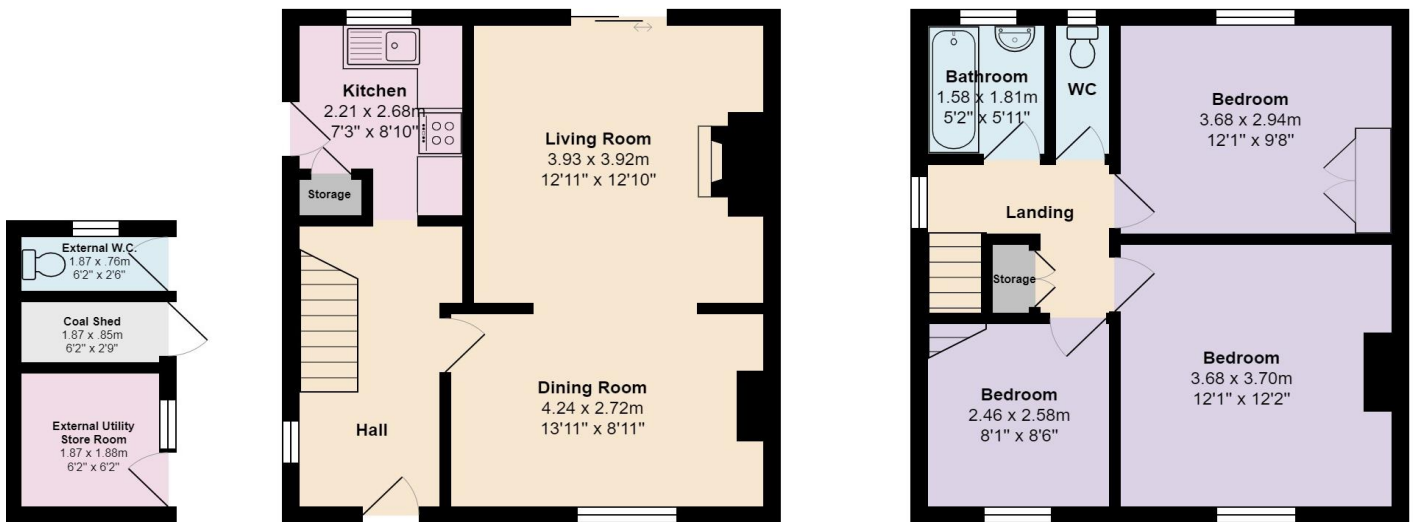
## Make it happen

When looking for that one-off property to make your own, property auctions are the ideal place to find new projects with quick completion. Head to the local branch to collect a legal pack on this property.

[bowen.uk.com](http://bowen.uk.com)

## Help to buy

New build properties are an ideal choice for first-time buyers. Not only can you save on decorating, you can also benefit from Help to Buy and First Homes schemes which are designed to help you get on the property ladder.



Ground Floor

First Floor

Total Area: 92.8 m<sup>2</sup> ... 999 ft<sup>2</sup>

All measurements are approximate and for display purposes only

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.