

BOWEN

PROPERTY SINCE 1862



Offers in the region of £230,000

Roselea Cottage, Chirk Green,
Chirk, Wrexham, LL14 5PY

🏠 2 Bedrooms

🚿 1 Bathroom

Roselea Cottage, Chirk Green, Chirk, Wrexham, LL14 5PY



General Remarks

Bowen are pleased with instructions to offer this characterful two bedroom detached bungalow situated in a quiet yet central location within the popular small town of Chirk. The property offers good sized gardens to the front and rear alongside off road parking provision.

All amenities are within walking distance, as is the countryside surrounding Chirk. The property is warmed by gas fired central heating and includes double glazing. Internal inspection is essential in order to appreciate the charm which Roselea Cottage has to offer.

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, Public Houses and both Infants & Junior schools 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 door at the front of the property leads into:

Hall: With doors off to:

Dining Room: 13' 0" x 9' 5" (3.97m x 2.88m)

Exposed stonework, radiator and doors off to:

Kitchen: 7' 3" x 6' 9" (2.21m x 2.07m) Range of fitted base/eye level wall units with worktops over

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and inset 1.5 bowl stainless steel sink/drainer. Space for cooker, fridge, freezer and washing machine.

Living Room: 13' 7" x 11' 5" (4.14m x 3.49m)
Multi fuel burner, radiator, TV point and doors off to:

Rear Entrance Porch: With door to rear gardens.

Bathroom: 13' 5" x 7' 8" narrowing to 3' 9" (4.08m x 2.34m narrowing to 1.15m) Panel bath with electric shower over, pedestal wash hand

basin and low level flush w.c. Radiator, part tiled walls, extractor fan, access to loft space and cupboard housing 'Worcester' gas fired boiler.

Bedroom 1: 12' 9" x 12' 4" (3.89m x 3.75m) max
Radiator and access to loft space.

Bedroom 2: 9' 8" x 9' 6" (2.95m x 2.90m) max
Radiator.

Outside: The property includes good sized mature gardens to the front and rear. At the front of the property the driveway is bordered by lawns and a variety of mature shrubs, plants and





trees. A pedestrian path provides access to the rear gardens which include further lawns, gravelled areas, raised rockery/flowering beds, mature trees and a timber storage shed.

EPC Rating: EPC Rating - Band 'D' (57).

Council Tax Band: Council Tax Band - 'D'.

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

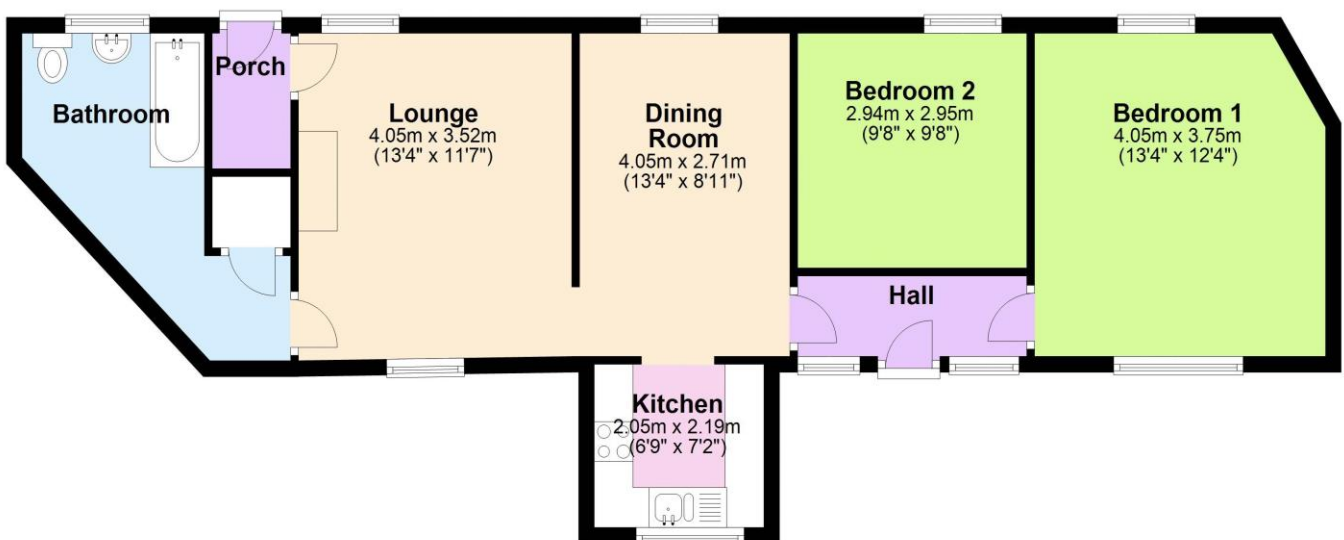
Tenure: We are informed that the property is freehold subject to vacant possession on completion.

Directions: From the Agent's Chirk office proceed through the town passing the cenotaph then take the first right turn into Colliery Road. Continue and keep following the road before turning left at the Fire Station. Continue taking the 2nd turning right onto Chirk Green Road and the property will be found on the right hand side, as identified by the agent's for sale board.



Ground Floor

Approx. 69.5 sq. metres (748.3 sq. feet)



Total area: approx. 69.5 sq. metres (748.3 sq. feet)

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.

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