

BOWEN

PROPERTY SINCE 1862



Asking price £295,000

3 Bedrooms 1 Bathroom

5 Forest Hills, Black Park, Chirk
LL14 5BA

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General Remarks

A spacious and characterful three bedroom stone property situated in a quiet yet accessible location on the fringes of Chirk. The property has been much improved during the current owners tenure and include a large Living/Dining Room extension on the side, which links well with the gardens. There is also ample off road parking provision and a most notable feature of the property are the gardens, as an additional area extending to circa 1/4 of an acre is also included. This is located a short distance north from the property itself with separate access gateway located near the property's rear driveway. The property is double glazed and warmed by a combination of a large multi fuel burner in the Lounge, linked via a neutraliser system to the oil fired boiler. Internal inspection is essential in order to fully appreciate this rare addition to the sales market.



Location: 5 Forest Hills is situated in open countryside on the fringes of Chirk. Chirk contains an excellent range of shops, Public Houses and local amenities including excellent Infant and Junior schools. Easy access onto the A5 and A483 provides direct links to the larger towns of Llangollen, Oswestry, Wrexham and the City of Chester. Chirk also has a train station which provides services to Birmingham and Manchester.

Accommodation

Part glazed Oak door into:

Porch: Stone floor tiles and opening into:

Stairwell: Radiator, stairs to first floor landing and doors off to:

Kitchen: 14' 6" x 11' 11" (4.43m x 3.62m) High spec kitchen comprising a range of matching solid oak base/eye level wall units with granite work tops over and inset belfast sink. Stoves range cooker with extractor hood over. Integrated fridge freezer, dishwasher and washing machine. Stone floor, part tiled walls, radiator, spotlights to ceiling and large under stairs cupboard.

Sitting Room: 14' 7" x 11' 9" (4.44m x 3.57m) Slate hearth and window sills. Large multi fuel burner (connected into hot water and central heating system via a neutralizer). Oak flooring, radiator, exposed stonework, TV point and door to:

Living/Dining Room: 17' 5" x 8' 11" (5.31m x 2.71m widening to 4.00m) Wood effect laminate flooring, LPG gas fire, spotlights to ceiling, 2 skylights and glazed doors to gardens.

Stairs to first floor landing with stairs to second floor landing. Large cupboard housing hot water cylinder and neutralizer for central heating and hot water system and doors off to:

Bedroom 1: 15' 1" x 11' 10" (4.60m x 3.61m max) Radiator and TV point.

Family Bathroom: 9' 8" x 7' 1" (2.94m x 2.16m) Suite comprising panel bath, separate shower cubicle with power shower, pedestal wash hand basin and low level flush WC. Tiled walls and vinyl flooring.

Stairs to second floor landing. Doors off to:

Bedroom 2: 15' 1" x 11' 11" (4.61m x 3.62m) Radiator and access to loft space.

Bedroom 3: 15' 0" x 7' 1" (4.57m x 2.15m) Storage cupboard housing cold water tank, radiator and access to loft space.

Outside: Externally the grounds extend to approx. 1/4 acre and offer the following outbuildings and features: Patio area leading to lawned garden. Steps leading off to garage and access to additional fenced lawned area featuring raised beds and allotment. Large driveway with lighting leading to 16ft x 10ft garage/workshop with electric and lights, 10ft x 8ft shed with electric and lights, 2 garden sheds (no power or light), greenhouse and additional 2 Parking spaces on separate driveway.

EPC Rating: EPC Rating 68|D

Council Tax Band: Council tax band 'D'









Directions: Proceed north out of Chirk towards the junction with the Llangollen road. Just after leaving the town turn right signposted for Halton. Continue ahead on this road and after passing Woodside Cottages on the right take the turning left. Continue ahead down this road and the parking area will then be found on the left hand side with the spaces allocated for number 5 identified on the right hand side. Leading from the parking spaces is a pedestrian path which provides access to the property with the gateway found on the right hand side.

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

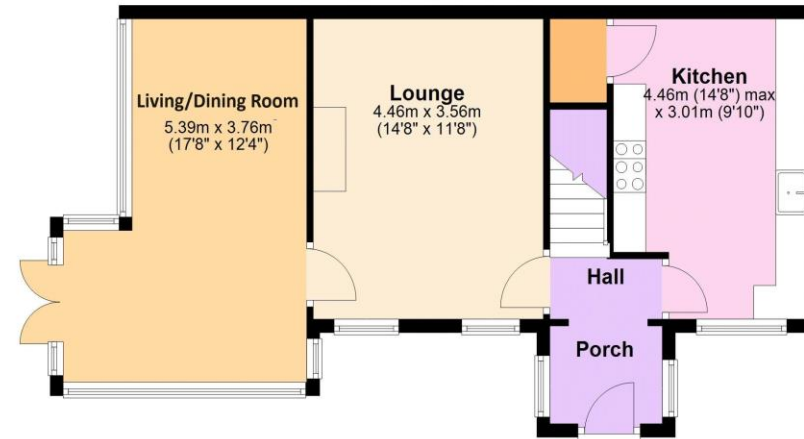
Tenure: We are informed that the property is freehold subject to vacant possession on completion.

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Ground Floor

Approx. 54.2 sq. metres (583.3 sq. feet)



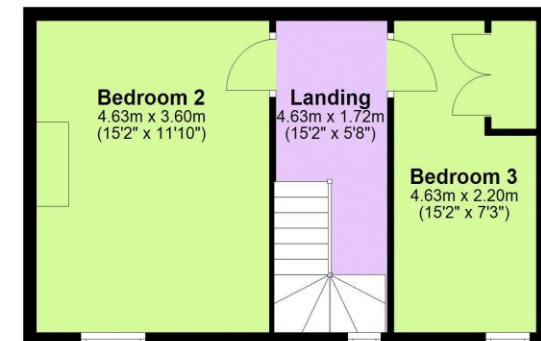
First Floor

Approx. 35.8 sq. metres (384.9 sq. feet)



Second Floor

Approx. 35.8 sq. metres (384.9 sq. feet)



Total area: approx. 125.7 sq. metres (1353.1 sq. feet)

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