

BOWEN

PROPERTY SINCE 1862



Offers in the region of £185,000

66 Crogen, Lodgevale Park, Chirk,
Wrexham, LL14 5BJ

🏠 2 Bedrooms

🚿 1 Bathroom

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General Remarks

A well proportioned two bedroom detached bungalow set within a large plot in a quiet cul-de-sac location on this popular residential development in Chirk. The property includes a modern recently upgraded Shower Room yet offers potential for further improvement by way of a replacement Kitchen and other cosmetic updating work. The property is warmed by gas fired central heating , includes double glazing and ample off road parking supplemented by a single garage. Early inspection is highly recommended as the property is offered for sale with no onward chain.

Location: The property is situated on the popular residential development of Lodgevale Park within the small border town of Chirk. The town 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 links to the larger towns of Llangollen, Oswestry, Wrexham and the City of Chester. Chirk also has a train station providing services to Birmingham and Manchester.

Accommodation

A part glazed door at the side of the property leads into:

Hall: Radiator, storage cupboard, access to loft space and doors off to:

Living Room: 15' 8" x 11' 1" (4.78m x 3.37m) Radiator, TV/telephone points, sliding glazed door to rear gardens and separate door off to:

Kitchen: 10' 8" x 7' 4" (3.24m x 2.23m) Fitted base/eye level wall units with worktops over and inset 1.5 bowl stainless steel sink/drain. Integrated double oven, separate hob, space/plumbing for washing machine and fridge, cupboard housing Worcester gas fired boiler, radiator, central heating control and glazed door to rear gardens.

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

Bedroom 1: 12' 2" x 11' 1" (3.71m x 3.38m)

Radiator and TV point.

Bedroom 2: 12' 2" x 10' 7" (3.72m x 3.23m) max

Radiator and TV point.

Shower Room: 8' 0" x 4' 6" (2.45m x 1.38m)

Modern suite comprising a large walk in shower cubicle with electric shower and shower seat, concealed flush w.c. and wash hand basin with vanity unit below. Tiled floor, tiled walls and heated towel rail.

Garage: 20' 6" x 9' 4" (6.26m x 2.84m)

Light/power facilities laid on, up/over door to driveway and pedestrian door to side.

Outside: The property includes a large driveway at the front bordered by lawned gardens. Gated access to the side of the garage leads to the rear gardens, which include a raised seating area/path, extensive lawns and a range of shrubs/flowering plants.

EPC Rating: EPC Rating - Band 'D' (65).

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

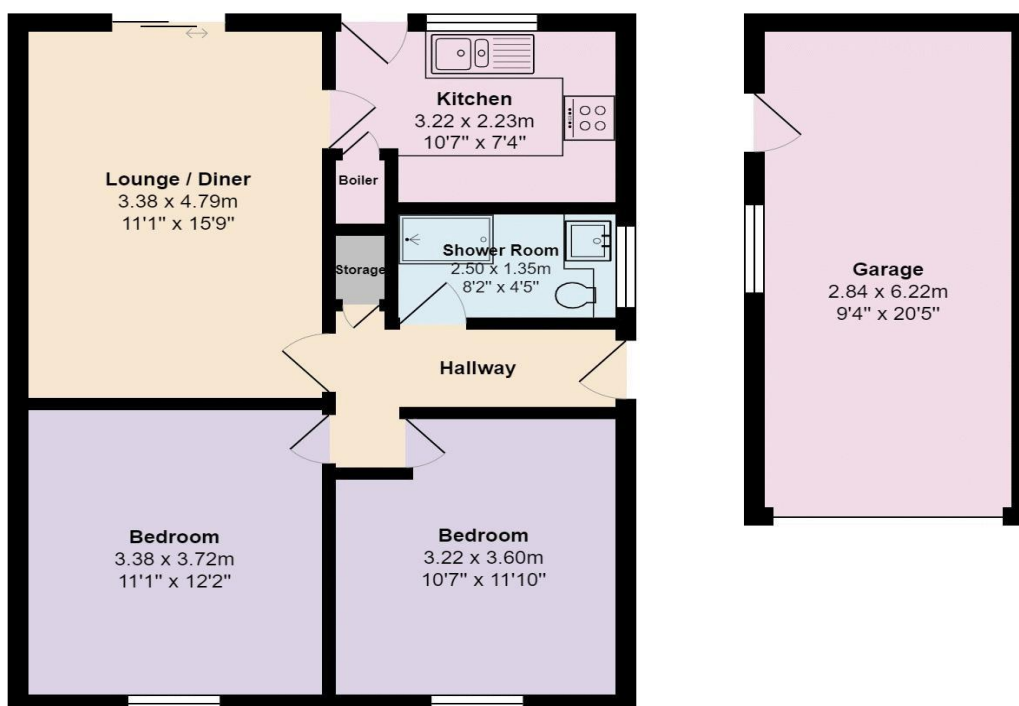


Local Authority: Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY.
Tel: (01978) 292000.

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

Directions: From Chirk town centre proceed towards Llangollen and just before leaving the town take the right hand turning into Lodgevale Park. Take the third turning on the left hand side and the property will be found on the left hand side.

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Total Area: 58.6 m² ... 631 ft² (excluding garage)

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.