

# BOWEN

PROPERTY SINCE 1862



Offers in the Region of £125,000

Flat 3A, Station Avenue, Chirk, Wrexham LL14 5LS

🏠 2 Bedrooms

🚿 1 Bathroom

## Flat 3A, Station Avenue, Chirk, Wrexham LL14 5LS



### General Remarks

A rare opportunity to purchase a spacious 2 bedroom, first floor leasehold apartment situated in a central location within the historic border town of Chirk and in easy walking distance of shops and other amenities, including a mainline railway station. The spacious living accommodation includes Hallway, Kitchen, Lounge, 2 bedrooms and a large Shower Room. Externally the property benefits from an off road parking space to the rear.

**Location:** The property is situated close to the centre of Chirk with views over the town's park to the fore. The town itself contains an excellent range of shops, Public Houses and local amenities including excellent Infant and Junior schools and a Doctors Surgery. 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

The property itself is constructed of partly rendered brick under a pitched tiled roof. Originally built approx 1895, the block numbered 1-4 Station Avenue were shops on the ground floor a flat above for the family, top floor being sleeping accommodation.

The access door is to the rear of the property and leads into a:

**Entrance Porch:** With Glazed door into:

**Ground Floor Entrance Hall:** 14' 4" x 4' 9" (4.37m x 1.45m) Smoke alarm and stairs off to:

**First Floor Landing:** 11' 8" x 7' 0" (3.56m x 2.13m) Smoke alarm, doors off to living accommodation and access hatch to loft space which briefly comprises the following:

## Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, 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

**Loft Space:** The property was built in approximately 1895 as a two storey apartment above shop premises, for the shopkeeper's family to live in. The top storey had two bedrooms with a staircase leading from the first floor with a proper wood floor. In the late 1960s the property changed use to a dentist's. The dentist removed the second staircase (which is still up there) and only used the top floor for adjusting false teeth and the like via a trapdoor and folding ladder. Following this there was a period of use as a solicitors' office. In 1993 the flat reverted to residential use but the second floor was not used until the early 2000s when a tenant boarded the side walls of it and used one room. There is a great opportunity to complete the reinstatement of the original layout of this floor to make it a three or four bedroom flat.

**Kitchen:** 7' 1" x 6' 6" (2.16m x 1.98m) Fitted base units with matching wall cupboards, worktop over and tiled surround. Stainless steel sink and drainer, electric water heater, space and plumbing for washing machine.

**Lounge:** 15' 10" x 14' 10" (4.82m x 4.52m) Storage heater.

**Bedroom 1:** 14' 10" x 13' 7" (4.51m x 4.15m)

**Bedroom 2:** 14' 4" x 10' 10" (4.38m x 3.29m plus 2.11 x 1.55)

**Shower Room:** 10' 7" x 6' 10" (3.22m x 2.09m) Fitted shower cubicle with electric shower and tiled surround. Low level flush WC, pedestal wash hand basin and large fitted storage cupboard.

**Parking:** The property benefits from the right to park 1 vehicle on the courtyard to the rear of the property.

**EPC Rating 23|F:**

**Council Tax Band A:**

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

**Tenure:** The property is Leasehold with an initial term of 125 years, which commenced on the 5th January 1990, however we are informed that this term can be extended if required as the vendor is the co-owner of the freehold. The current ground rent is £25 p.a. with the owners also responsible for a 1/6 contribution to the overall properties Building Insurance Premiums. For further details please contact the Selling Agents.

**Directions:** Proceed to the centre of Chirk before turning onto Station Avenue at the War Memorial, opposite the Hand Hotel. The property will be found on the left identified by the Agents Board.





A property business  
steeped in heritage  
with a forward  
thinking outlook.

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

**BOWEN**

PROPERTY SINCE 1862