

BOWEN

PROPERTY SINCE 1862



Offers in the region of £250,000

🏠 3 Bedrooms 🚿 1 Bathroom

15 Castle Crescent, Chirk, Wrexham
LL14 5LY

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General Remarks

Location: The property is ideally located within walking distance of the centre of the popular border town of Chirk and all local amenities. The town itself has an excellent range of Shops, Post office, Public Houses and both Infants and Junior schools. Easy access onto the A5/A483 provides direct links to the larger towns of Oswestry, Wrexham and Shrewsbury as well as the City of Chester. The property is also within walking distance of Chirk Railway Station which provides services to Birmingham, Chester & beyond. The town of Chirk is in close proximity to the Llangollen branch of the Shropshire Union Canal and Chirk Castle.



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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.

Accommodation

Side uPVC Entrance Door into:

Hallway: Radiator, smoke alarm control, access to roof space, cloak cupboard and doors into:

Lounge: 21' 4" x 10' 11" (6.5m x 3.34m) Coal effect gas fire with decorative surround and marble hearth and two radiators.

Kitchen: 12' 4" x 9' 2" (3.76m x 2.8m) Fully fitted kitchen with matching base units and eye level wall cupboards, worktop over and tiled surround. Integrated electric oven and grill, 4 ring induction hob with extractor hood over. 1 1/2 bowl stainless sink and drainer, radiator and door to:

Rear Hallway: With partly glazed door to rear garden. Doors into:

Boiler Room: 8' 6" x 4' 2" (2.6m x 1.26m) Oil fired boiler, light and power laid on.

Garage: 15' 10" x 8' 8" (4.83m x 2.63m) Double doors onto driveway. Light and power laid on.

Doors off Hall to::

Bedroom One: 11' 8" x 9' 3" (3.56m x 2.82m) Radiator.

Bedroom Two: 9' 3" x 7' 5" (2.82m x 2.25m) Radiator.

Bedroom Three: 8' 2" x 8' 3" (2.48m x 2.52m max) Radiator.

Shower Room: 8' 11" x 5' 7" (2.72m x 1.69m) Shower cubicle with electric shower and tiled surround, Low level flush WC and wash hand basin with vanity cupboard below. Radiator, heated towel rail and tiled floor.

Outside: To the front of the property is a large tarmac driveway providing ample off road parking and access to the garage. The front garden is gravelled and paved with a number of shrubs. The private rear garden is again mainly paved and gravelled for ease of maintenance. With a number of shrubs and small trees, there is also a greenhouse. To the side of the property is a timber shed and an Oil storage tank.

Solar Panels: The property has a number of roof mounted solar panels. We are informed that these are owned by a separate company who have a lease on the roof for the solar panels until 2036. For further details please contact the selling agents.

Council Tax Band 'D' EPC 80|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, subject to the aforementioned solar panel lease.

Directions: From the agent's Chirk office proceed North along Church Street before turning left at the War Memorial onto Station Avenue. Continue along Station Avenue before turning left into Castle Crescent where the property will be found on the left hand side.





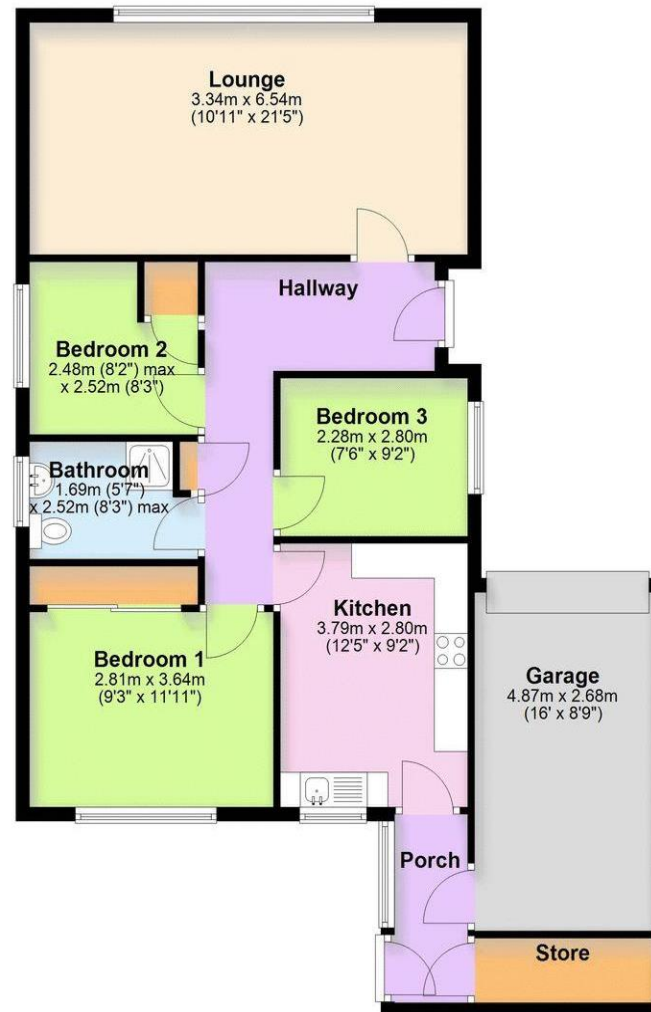


Get the most out of your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

Ground Floor

Approx. 92.3 sq. metres (993.8 sq. feet)



Total area: approx. 92.3 sq. metres (993.8 sq. feet)