

# BOWEN

PROPERTY SINCE 1862



Offers in the region of £180,000

29 West View, Chirk,  
Wrexham, LL14 5HN

🏠 3 Bedrooms

🚿 1 Bathroom

## 29 West View, Chirk, Wrexham, LL14 5HN



### General Remarks

Bowen are pleased with instructions to offer this well proportioned three bedroom semi detached property set within a most generously sized plot in the popular town of Chirk. The property has been well maintained yet offers potential for selective modernisation works in line with a purchaser's tastes.

Externally the gardens are a most notable feature and include a large driveway with gates onto the adjacent access roadway. The property is fully double glazed and warmed by a gas fired central heating system. Early inspection is essential as the property is offered for sale with no onward chain.

**Location:** The property is located within walking distance of the centre of the popular border town of Chirk. The town has an excellent range of Shops, Post office, Bank, Public Houses and both Infants/Junior school 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 part glazed door at the side of the property leads into:

**Side Entrance Hall/Utility:** 14' 4" x 6' 11" (4.38m x 2.10m) Fitted base/eye level wall units with worktops over and inset gas hob. Radiator, large storage cupboard and doors off to:

## Looking for that perfect mortgage?

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

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.

**Cloakroom:** Low level flush WC, radiator and tiled floor.

**Kitchen:** 11' 8" x 6' 10" (3.56m x 2.09m) max Fitted base/eye level wall units with worktops over and inset stainless steel sink and drainer. Space for cooker, tiled floor, part tiled walls. Radiator and door off to:

**Hall:** 13' 0" x 6' 11" (3.96m x 2.11m) max Stairs to first floor landing, under stairs cupboard, telephone point, glazed door to rear and doors off to:

**Living Room:** 15' 4" x 13' 2" (4.67m x 4.01m) (max) Bay window to front, Gas fireplace, two radiators and TV point.

**Dining Room:** 11' 11" x 9' 11" (3.64m x 3.01m) Radiator.

**Stairs to first floor landing:** Large airing cupboard housing Worcester gas fired boiler, radiator, access to loft space and doors off to:

**Bedroom 1:** 12' 7" x 10' 11" (3.83m x 3.33m) max With built in cupboard and radiator.





**Bedroom 2:** 12' 0" x 10' 8" (3.66m x 3.26m)

Range of fitted wardrobes, bedside tables and drawers. Radiator.

**Bedroom 3:** 9' 5" x 8' 2" (2.87m x 2.49m) max

Over stairs platform, fitted cupboard and radiator.

**Shower Room:** 6' 11" x 5' 5" (2.10m x 1.66m)

Large walk in shower area with electric shower, pedestal hand wash basin and low level WC.

Non slip flooring, radiator, tiled walls and extractor fan.

**Outside:** The property includes generously sized gardens to the front, side and rear. These include lawns, paved areas, mature hedges, trees and a gravelled driveway with access gates to the rear roadway.

**EPC:** EPC Rating - Band 'D' (67).

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

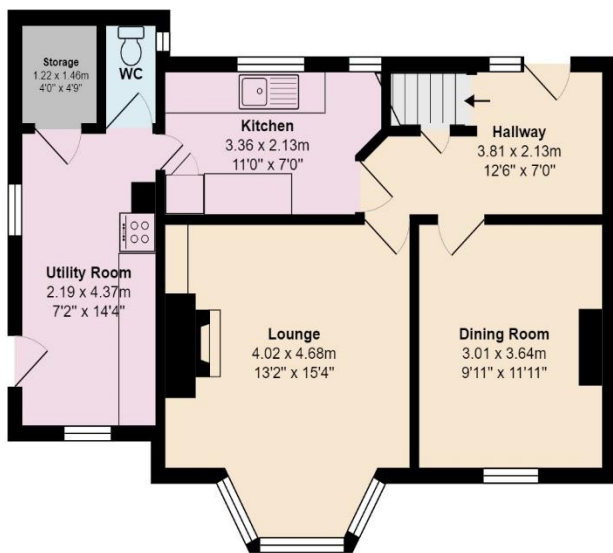
**Council Tax Band:** Council Tax Band - 'C'.

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

**Directions:** From the centre of Chirk proceed North on the B5070 towards Llangollen. Turn right opposite the 'Co-Op' stores onto West View and number 29 will be found on your left hand side.



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Ground Floor



First Floor

Total Area: 101.2 m<sup>2</sup> ... 1090 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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