

BOWEN

PROPERTY SINCE 1862



Offers in the region of £239,995

20 Castle Walks, Chirk, Wrexham, LL14 5LQ

🏠 3 Bedrooms

🚿 2 Bathrooms

20 Castle Walks, Chirk, Wrexham, LL14 5LQ



General Remarks

A modern three bedroom semi-detached property occupying a much sought after location close to the centre of Chirk. The property has been extended to provide a large kitchen, lounge and separate dining room, together with three bedrooms (master with en suite) and family bathroom. There is a separate storeroom, ample off-road parking and well stocked rear garden. The property also benefits from uPVC double glazing and gas fired central heating. Early viewing is recommended to appreciate this property which is marketed with no onward chain.



Location: The property is located within walking distance of the centre of Chirk which contains an excellent range of shops, public houses and local amenities. It is within easy walking distance of Chirk Aqueduct and the Shropshire Union Canal. The property itself is close to the excellent Infant and Junior schools. There is easy access onto the A5 and A483 which both provide direct links to the larger towns of Llangollen, Oswestry, the cities of Wrexham and Chester and the motorway network beyond. Chirk also has a train station providing access to Birmingham and Manchester.

Accommodation

uPVC composite door into:

Hallway: With timber effect laminate flooring, radiator, stairs to first floor and understairs storage cupboard, radiator, door into:

Cloakroom: With continuation of flooring, low level flush WC, corner wash hand basin with vanity cupboard below, radiator.

Looking for that perfect mortgage?

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

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35 Bailey Street Oswestry Shropshire SY11 1PX

01691 652367 | bowen.uk.com | oswestrysales@bowen.uk.com



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.

Dining Room: 13' 11" x 8' 7" (4.24m x 2.62m)
Timber flooring, radiator, dimmer switch.

Lounge: 14' 8" x 9' 7" (4.48m x 2.93m)
Thermostat control, radiator, uPVC patio doors to outside, coving to ceiling, door to cloak cupboard, door into:

Kitchen: 12' 0" x 9' 0" (3.67m x 2.74m) Fully fitted kitchen with matching base units and eye level wall cupboards with worktop over, four ring induction hob with stainless steel extractor hood over, integrated fan assisted oven and separate

combi oven. Integrated fridge and freezer, integrated washing machine, sink and drainer with mixer tap over, uPVC doors to outside, heated towel rail and door into:

Storeroom: 9' 9" x 4' 4" (2.96m x 1.31m) Former garage with up and over door to the front.

Stairs off Hall to First Floor Landing: With access to roof space and door into:

Bedroom 1: 12' 5" x 8' 1" (3.79m x 2.46m max.)
Radiator, fitted wardrobes with hanging rail, door into:





En Suite: Shower cubicle with power shower, low level flush WC, pedestal wash hand basin, partly tiled surround and extractor fan.

Bedroom 2: 9' 6" x 8' 0" (2.90m x 2.43m)
Radiator.

Bedroom 3: 6' 7" x 7' 5" (2.00m x 2.25m)
Radiator.

Family Bathroom: 9' 3" x 5' 7" (2.81m x 1.70m)
Bathroom suite comprising panel bath with electric shower over, pedestal wash hand basin, low level flush WC, partly tiled surround, radiator, extractor fan, door to airing cupboard housing "Worcester" combi boiler and having slatted shelving.

Gardens: To the rear the property has a private rear garden with a decked area and slate pathway, lawn area and shrub borders. There is an additional raised decked area providing an ideal outdoor entertainment area. The front garden is of low maintenance and has a tarmac driveway providing ample off-road parking.

Tenure: We understand the property is freehold with vacant possession upon completion.

Council Tax: Council Tax Band 'D'

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

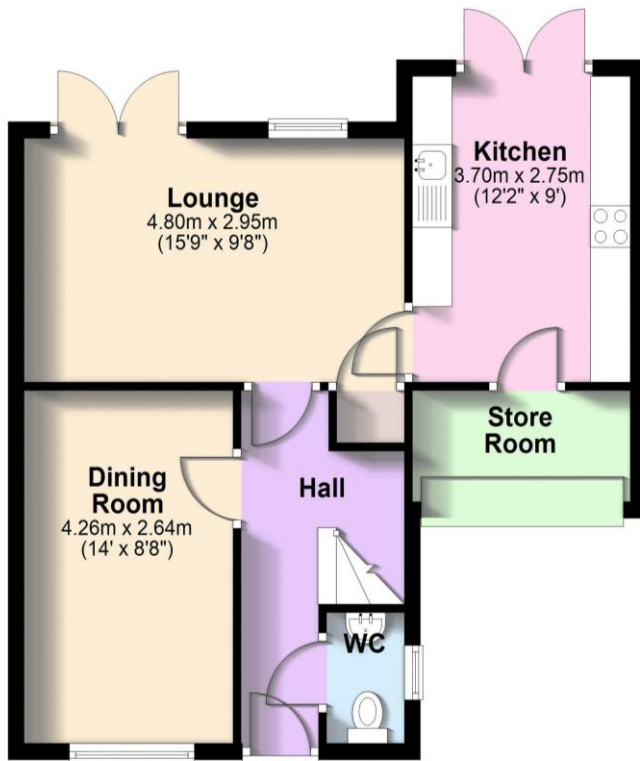
EPC: EPC Rating: C (76)

Directions: From Chirk centre, take the B4500 opposite the church towards Glyn Ceiriog. Follow the road and take the first right onto Castle Walks. Continue before turning right at the 'T' junction where the property will be found on the right identified by the Agent's board.



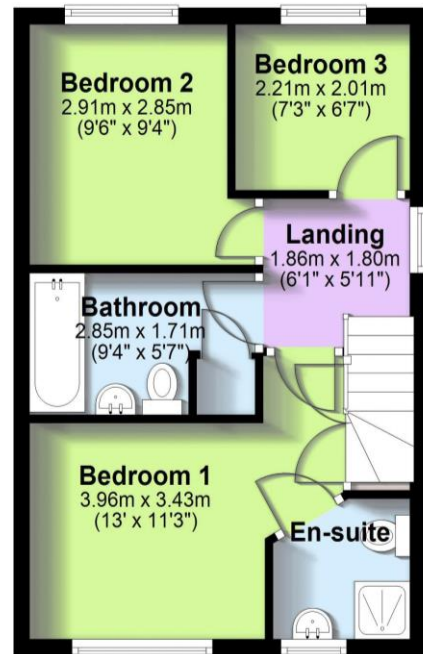
Ground Floor

Approx. 49.7 sq. metres (535.1 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.3 sq. feet)



Total area: approx. 85.4 sq. metres (919.3 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.

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