

BOWEN

PROPERTY SINCE 1862



Offers in the region of £219,950

19 Craig Close, Chirk, Wrexham, LL14 5NY

🏠 3 Bedrooms

🚿 1 Bathroom

19 Craig Close, Chirk, Wrexham, LL14 5NY



General Remarks

An extended three bedroom semi detached property situated within a large corner plot in this central part of Chirk within walking distance of local amenities and the Primary School. The property offers generously sized living space, alongside extensive gardens to the side and rear.

A single storey rear extension has been added which provides a great family living space and connects to the garage, the rear of which has been converted into a study. The property is warmed by gas fired central heating, is fully double glazed and includes off road parking provision at the side. Early inspection is highly recommended.

Location: The property is located within a short walking distance of the centre of the popular border town of Chirk. The town has an excellent range of Shops, Post office, 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

Part glazed uPVC door into:

Entrance Hall: Radiator, stairs to first floor landing and doors off to:

Cloakroom: Low level flush wc, wash hand basin and radiator.

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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.

Utility room: 6' 10" x 5' 5" (2.08m x 1.66m max)
Space and plumbing for washing machine and tumble drier.

Living Room: 19' 6" x 11' 5" (5.94m x 3.48m)
Two radiators and tv point.

Kitchen/Diner: 13' 7" x 10' 6" (4.14m x 3.20m)
Range of fitted base/eye level wall units with worktop over and inset 1.5 bowl sink/drain. Space for range cooker with extractor hood over. Space for fridge freezer and dishwasher.

Cupboard housing Glow worm gas fired boiler, radiator and opening into:

Family Room: 12' 2" x 10' 3" (3.72m x 3.13m)
Glazed doors to gardens, uPVC door to the side of the property and separate door to:

Study: 8' 11" x 8' 0" (2.71m x 2.44m)

Stairs to first floor landing: Radiator, access to loft space, built in cupboard and doors off to:

Bedroom One: 11' 8" x 10' 8" (3.56m x 3.25m)
Radiator.





Bedroom Two: 10' 8" x 10' 8" (3.25m x 3.25m)
Radiator.

Bedroom Three: 8' 8" x 8' 7" (2.64m x 2.61m)
Radiator.

Bathroom: 7' 6" x 5' 9" (2.29m x 1.75m) Suite comprising panel bath with electric shower over, pedestal wash hand basin and low level flush wc. Built in airing cupboard with hot water cylinder and slatted shelving. Radiator and part tiled walls.

Outside: The property includes a generously sized corner plot with lawned gardens to the front and side. These areas also include mature trees and shrubs with the driveway at the side leading to the front storage area within the garage. At the rear of the property is a paved patio and further enclosed gardens.

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

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

EPC Rating: Awaiting EPC assessment.

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

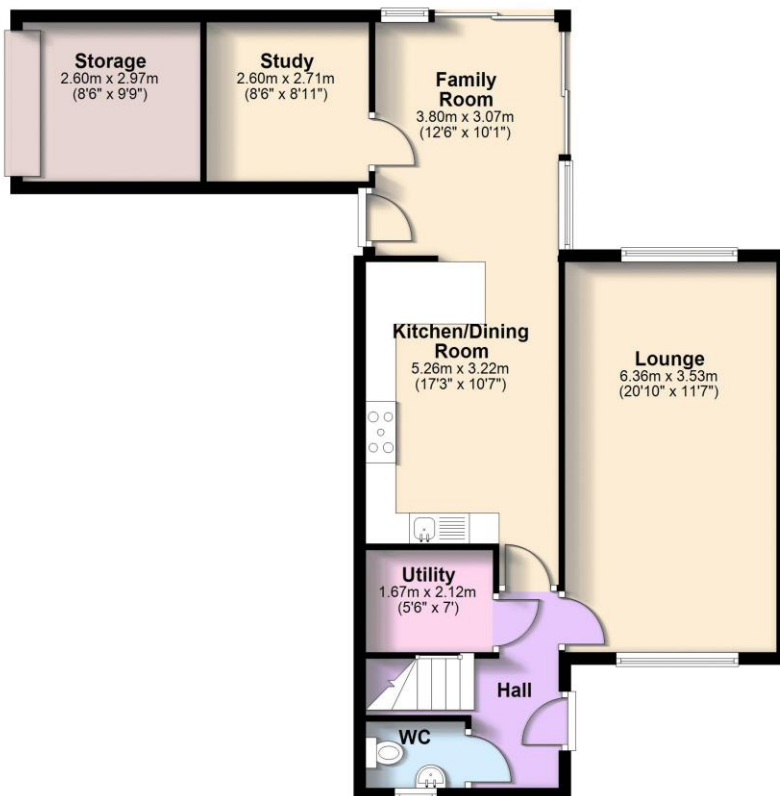
Services: We are informed that the property is connected to mains Gas, water, electric and drainage supplies.

Directions: From the agents Chirk office on Church Street, proceed north along the B5070 for approximately half a mile taking the third right into Chapel Lane. Follow the road ahead on Chapel Lane, keeping straight ahead where the road bends around to the right onto Lloyds Lane. The property will then be found on the right hand side.



Ground Floor

Approx. 77.9 sq. metres (838.3 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.4 sq. feet)



Total area: approx. 120.2 sq. metres (1293.7 sq. feet)

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

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