

BOWEN

PROPERTY SINCE 1862



Offers in the region of £254,500

6 Offa, Lodgevale Park, Chirk,
Wrexham, LL14 5BP

🛏 2 Bedrooms

🚿 1 Bathroom

6 Offa, Lodgevale Park, Chirk, Wrexham, LL14 5BP



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General Remarks

An extended and much improved two bedroom semi-detached bungalow ideally situated in a sought after position on the fringes of Lodgevale Park in Chirk.

The internal living accommodation has been completely modernised by the current owner and is supplemented by good sized private gardens with views over the fields beyond.

There is off road parking to the front and the property is warmed by gas fired central heating with underfloor heating to the Kitchen/Diner, Utility and Bathroom. Early inspection is essential.

Location: The property is situated on the popular residential development of Lodgevale Park within the small border town of Chirk. The town contains an excellent range of shops, Public Houses and local amenities including excellent Infant and Junior schools.

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

A part glazed door leads into:

Hallway: Two radiators, built in storage cupboard, access to loft space and door off to:

Living Room: 15' 10" x 11' 2" (4.82m x 3.41m)
Feature fireplace, radiator, spotlights to ceiling, sliding glazed doors to gardens and a separate door to:

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.

Open Plan Kitchen/Dining Room: 19' 1" x 10' 6" (5.82m x 3.21m) Newly fitted kitchen comprising a range of matching base units with granite worktops over and inset 1.5 bowl sink unit. Range cooker with extractor hood over, Beko dishwasher, fitted breakfast bar, tiled floor with underfloor heating. Wall mounted electric fire, vaulted ceiling with two skylights, spotlights to the ceiling and door to:

Utility: 7' 3" x 7' 6" (2.22m x 2.28m) Fitted cupboard housing Baxi gas fired boiler, integrated fridge freezer. Space and plumbing

for washing machine and tumble dryer. Tiled floor with underfloor heating. Part glazed door to driveway and separate door to:

Workshop: 8' 5" x 7' 10" (2.57m x 2.40m) Light and power laid on with door to the garden.

Bedroom 1: 11' 9" x 11' 2" (3.58m x 3.41m) Radiator, TV point and fitted wardrobes.

Bedroom 2: 11' 9" x 10' 3" (3.58m x 3.12m) max Radiator and TV point.

Bathroom: 10' 2" x 6' 0" (3.09m x 1.84m) max High spec suite comprising of a roll top bath,





separate shower cubicle with rainfall shower, wall mounted wash hand basin and low level flush W.C. Tiled floor with underfloor heating, tiled walls and heated towel rail. Built in storage cupboard and spotlights to the ceiling.

Outside: At the front of the property is a stone driveway with additional block paved driveway to the side. At the rear of the property are generously sized gardens which offer views onto the adjoining countryside beyond.

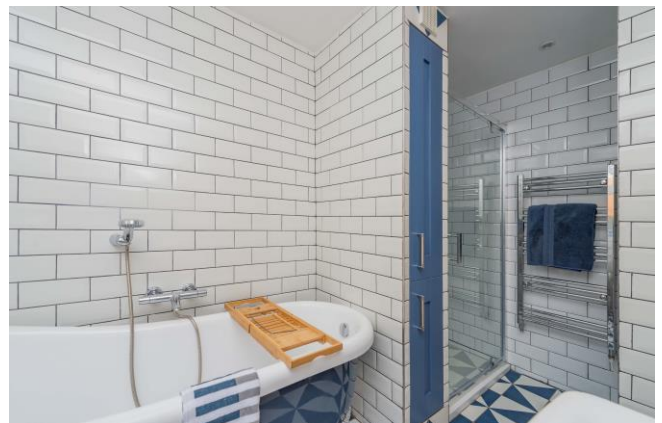
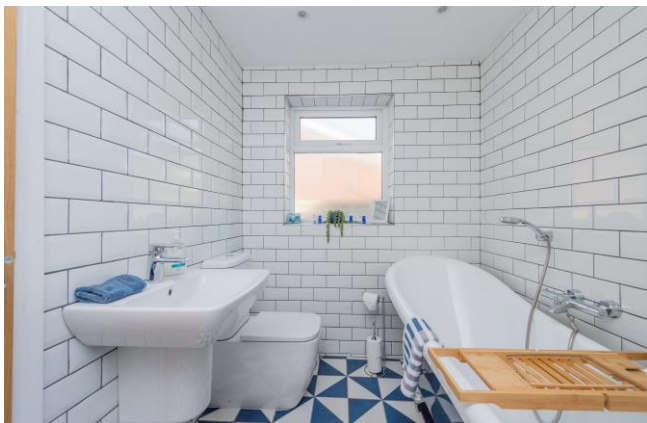
EPC Rating: EPC Rating Band 'C' (73).

Council Tax Band: Council Tax Band 'C'.

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

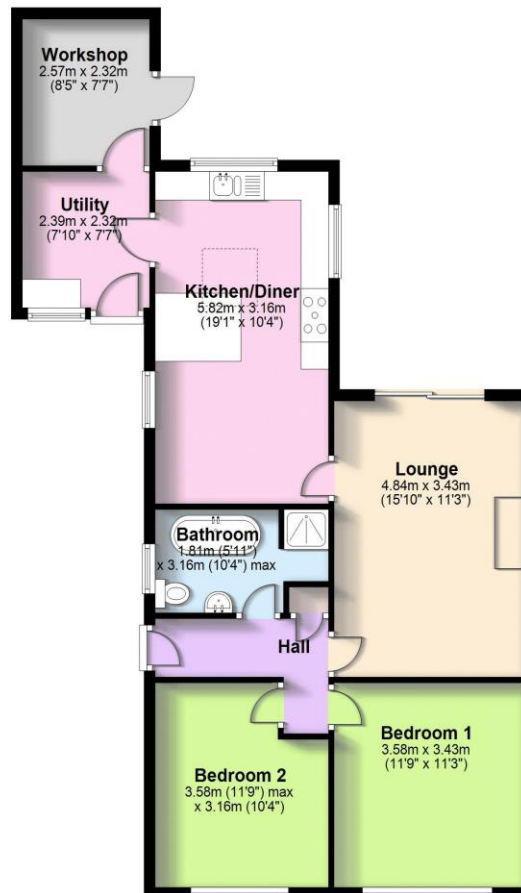
Tenure: We are informed that the property is freehold subject to vacant possession upon completion.

Directions: From Chirk town centre proceed towards Llangollen and just before leaving the town take the right hand turning into Lodgevale Park. Turn first left into Wern and near the end of the roadway bear to the right into Offa. Continue ahead and the property will then be found on the left hand side.



Ground Floor

Approx. 81.0 sq. metres (871.4 sq. feet)



Total area: approx. 81.0 sq. metres (871.4 sq. feet)

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

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