

BOWEN

PROPERTY SINCE 1862



Offers in the region of £189,950

88 Crogen, Lodgevale Park, Chirk,
Wrexham, LL14 5BJ

🏠 3 Bedrooms

🚿 1 Bathroom

88 Crogen, Lodgevale Park, Chirk, Wrexham, LL14 5BJ



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General Remarks

A spacious two/three bedroom detached dormer bungalow situated on the popular residential development of Lodgevale Park in Chirk. The internal living accommodation includes a large dining room on the ground floor which could also be converted back to a third bedroom if required.

The ground floor bathroom is supplemented by a first floor shower room while externally the property includes both front and rear gardens together with a single garage. The property is warmed by gas fired central heating and is fully double glazed. It is offered for sale with no onward chain and early inspection is recommended.

Location: The property is situated on the popular residential development of Lodgevale Park within the small border town of Chirk. The town itself contains an excellent range of shops, public houses and local amenities including 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 and Wrexham as well as the City of Chester. Chirk has a train station which provides services to Birmingham and Manchester.

Accommodation

A Part glazed uPVC door leads into:

Hallway: Telephone point, stairs off to first floor landing and doors off to:

Living Room: 15' 10" x 12' 0" (4.83m x 3.67m)
Feature fireplace, radiator, TV point and 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.

Kitchen: 13' 9" x 9' 0" (4.18m x 2.74m) max
Modern range of fitted base and eye level wall units with worktops over and inset 1.5 bowl stainless steel sink/drain. Integrated oven with hob and extractor hood over. Space for fridge/freezer and washing machine. Integrated dishwasher. Cupboard housing 'Worcester' gas fired boiler, separate built in storage cupboard, door to conservatory and separate door to:

Dining Room/Bedroom 3: 11' 9" x 12' 2" (3.58m x 3.71m) Formally a ground floor

bedroom, now used as a dining room. Radiator and glazed door to the rear garden.

Conservatory: 8' 4" x 7' 3" (2.55m x 2.20m)
Tiled floor and part glazed door to the garden.

Bathroom: 8' 8" x 5' 0" (2.64m x 1.52m) Suite comprising panel bath with shower attachment, pedestal wash basin and low level flush W.C. Tiled floor, partially tiled walls, radiator and spotlights to the ceiling.





Stairs to first floor landing: Hot water cylinder housed in under eaves cupboard, radiator and doors off to:

Bedroom 1: 12' 4" x 11' 9" (3.75m x 3.58m)
Radiator, under eave storage and views of front.

Bedroom 2 : 10' 9" x 7' 2" (3.28m x 2.19m)
Under eave storage, radiator and access to the loft.

Shower Room: 6' 3" x 4' 4" (1.91m x 1.32m)
Shower cubicle with electric shower, pedestal wash basin and low level flush W.C. Partially tiled walls and heated towel rail.

Outside: At the front of the property the driveway is bordered by lawned gardens and raised flowering beds. The driveway leads to the covered car port and single garage. A gate provides access to the rear gardens which include a paved patio, lawned gardens, flowering beds and a decked seating area.

Solar Panels: The property also has an array of roof mounted solar panels fitted under a Solar lease agreement. For further information, please contact the selling agent.

EPC Rating: EPC Rating Band 'D' (68).

Council Tax Band: Council Tax Band 'D'

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

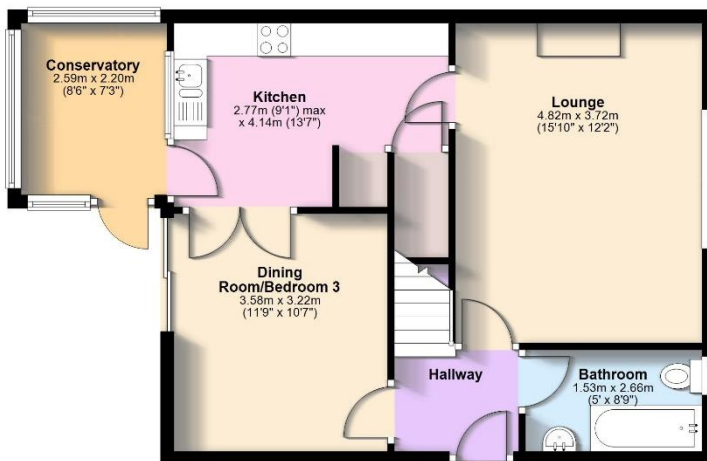
Tenure: We are informed that the property is freehold subject to vacant possession upon completion.

Directions: From the agent's Chirk office on Church Street proceed north along the B5070 for approximately a mile taking a right turn into Lodgevale Park. Continue ahead along Crogen into the development and take the fourth turning on the left into a cul-de-sac where the property will be found on the right hand side as identified by the agent's 'For Sale' board.



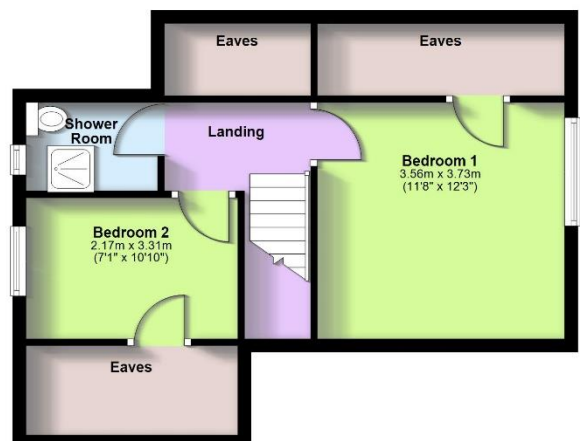
Ground Floor

Approx. 57.3 sq. metres (616.8 sq. feet)



First Floor

Approx. 40.7 sq. metres (437.8 sq. feet)



Total area: approx. 98.0 sq. metres (1054.5 sq. feet)

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

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