

BOWEN

PROPERTY SINCE 1862



Offers in the region of £215,000

4 Helfa Bach, Lodgevale Park, Chirk,
Wrexham, LL14 5EQ

3 Bedrooms

1 Bathroom

4 Helfa Bach, Lodgevale Park, Chirk, Wrexham, LL14 5EQ



General Remarks

A spacious and well presented three bedroom semi detached property situated in a quiet location within this popular development. The property includes an open aspect to the front, while the fields and children's play area are a short walk away to the rear.

The conservatory extension is a notable addition and connects with a covered terrace to the side. The property is warmed by gas fired central heating and also includes an attached garage with electric roller door which is currently utilised as a workshop. Early inspection is highly recommended by the sole selling agent.

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 uPVC door at the front of the property leads into:

Hall: Wood effect flooring and doors off to:

Cloakroom: Low level flush w.c., pedestal wash hand basin, radiator and tiled flooring.

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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.

Living Room: 13' 10" x 15' 0" (4.22m x 4.58m)
max Gas fireplace, wood effect flooring, radiator,
TV/telephone points, stairs to first floor landing
and door to:

Kitchen/Diner: 15' 1" x 9' 0" (4.59m x 2.75m)
Range of fitted base/eye level wall units with
worktops over and inset 1.5 bowl stainless steel
sink/drain. Integrated oven and hob with
extractor hood over. Space/plumbing for washing
machine and fridge freezer. Tiled floor, part tiled
walls, radiator, 'Worcester' gas fired boiler and
opening into:



Conservatory: 14' 1" x 8' 10" (4.30m x 2.69m)
Currently used as a Dining Room with wood
flooring, vertical radiator and glazed doors to
gardens.

Stairs to first floor landing: Access to loft
space, overstairs cupboard and doors off to:

Bedroom 1: 11' 4" x 8' 6" (3.46m x 2.58m) Built
in double wardrobes, radiator, TV point and
views of open green space to the front.

Bedroom 2: 9' 4" x 7' 9" (2.85m x 2.36m)
Radiator.





Bedroom 3: 7' 1" x 6' 5" (2.15m x 1.96m)
Radiator.

Bathroom: 6' 3" x 5' 7" (1.90m x 1.69m) Suite comprising panel bath with rainfall shower over, pedestal wash hand basin and low level flush w.c. Heated towel rail, tiled floor, part tiled walls and extractor fan.

Garage: 16' 8" x 8' 11" (5.07m x 2.72m) Electric roller door to driveway, pedestrian door to rear, fitted wall shelving, access to storage area in loft space and light/power facilities laid on.

Gardens: At the front of the property there is a good sized driveway which provides ample off road parking. To the rear, there is a covered terrace with access off the Conservatory. The gardens beyond include lawns and slate chipped beds bordered by timber fencing.

EPC Rating: Awaiting EPC assessment.

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 on completion.

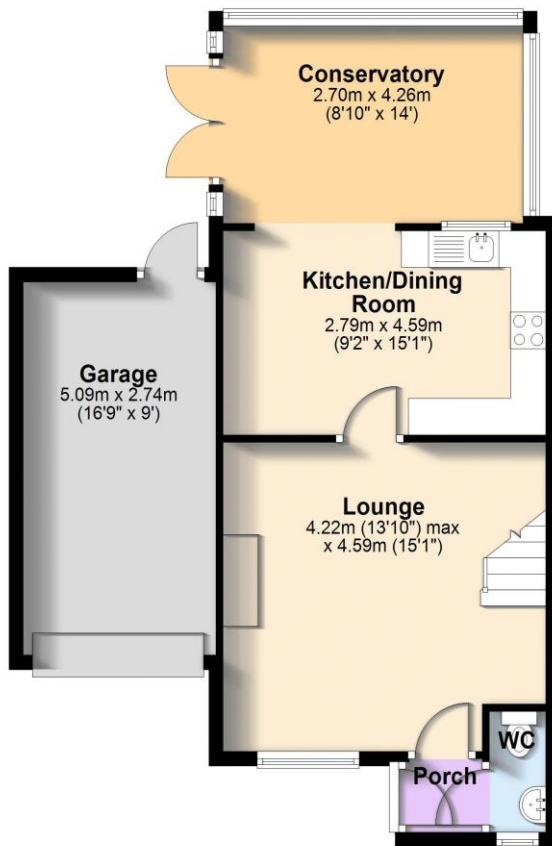
Services: We are informed that the property has mains electricity, water, gas and drainage connections.

Directions: From the agent's Chirk office 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 taking the 2nd turning left onto Linden Avenue. Turn right onto Yr Helfa before taking the 1st turning right onto Helfa Bach where the property will be found in front of you to the right hand side of the cul-de-sac.



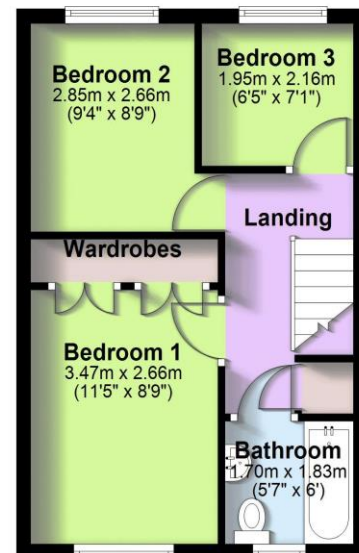
Ground Floor

Approx. 61.2 sq. metres (658.3 sq. feet)



First Floor

Approx. 34.5 sq. metres (371.1 sq. feet)



Total area: approx. 95.6 sq. metres (1029.3 sq. feet)

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

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35 Bailey Street Oswestry Shropshire SY11 1PX

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

