

BOWEN

PROPERTY SINCE 1862



Guide Price: £80,000 to £100,000

2 Avondale, Holyhead Road, Chirk,
Wrexham, LL14 5DF

🛏 2 Bedrooms

🚿 1 Bathroom

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General Remarks

A spacious two bedroom semi detached property situated in an accessible location near Chirk and including terraced gardens which lead up onto the Llangollen Canal towpath. The property is warmed by gas fired central heating and is double glazed. It offers great potential for further improvement in line with a buyer's tastes and requirements.

Location: The property is situated on the fringes of the village of Chirk Bank adjacent to the Llangollen Canal and within the UNESCO world heritage site which includes the nearby Chirk Aqueduct. Chirk Bank is situated between Chirk and Weston Rhyn both of which offer an excellent range of local amenities including shops, post office, public houses and excellent primary schools. Easy access onto the A5/A483 provides links to the larger towns of Oswestry, Wrexham, Shrewsbury and the city of Chester. Chirk has a train station which provides services to Birmingham and Manchester.

Accommodation

A part glazed uPVC door leads into:

Hall: 12' 8" x 6' 8" (3.87m x 2.02m) max incl stairs
Decorative quarry tile flooring, radiator, stairs to first floor landing, understairs storage cupboard, C/H control and doors off to:

Lounge: 10' 11" x 11' 0" (3.34m x 3.35m) max
Radiator.

Dining Area: 11' 11" x 9' 9" (3.63m x 2.98m) Built in cupboard housing 'Ideal' gas fired boiler, separate low level storage cupboard, radiator,

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wood effect flooring, part glazed uPVC door to rear and opening into:

Kitchen: 8' 2" x 7' 1" (2.50m x 2.15m) Fitted base/eye level wall units with worktops over and inset stainless steel sink/drainage. Space for cooker, fridge and washing machine. Vinyl flooring and part tiled walls.

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

Bedroom 1: 11' 10" x 11' 0" (3.61m x 3.36m) Radiator.

Bedroom 2: 11' 11" x 8' 11" (3.64m x 2.72m) Radiator.

Box Room: 5' 11" x 4' 11" (1.81m x 1.50m)

Bathroom: 8' 11" x 8' 6" (2.72m x 2.58m) max Panel bath with electric shower over, pedestal wash hand basin and low level flush w.c. Fitted storage/airing cupboard, radiator and part tiled walls.

Outside: At the front of the property is a small enclosed garden area with pedestrian gate to the side which leads to the rear. At the rear there is





an externally accessed W.C. and former coal store with steps lead up to the terraced gardens. Take care on the steps as they are very steep. The gardens themselves include decked seating areas, flowering beds, mature shrubs and a timber garden shed. At the top of the garden, a pedestrian gate provides access onto the Llangollen Canal towpath.

EPC Rating: EPC Rating - Band 'D' (59).

Council Tax Band: Council Tax Band - 'B'.

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

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

Solicitor: Jenny Morris of Gough Thomas and Scott, 8 Willow Street, Ellesmere, Shropshire, SY12 0AQ. 01691 622413

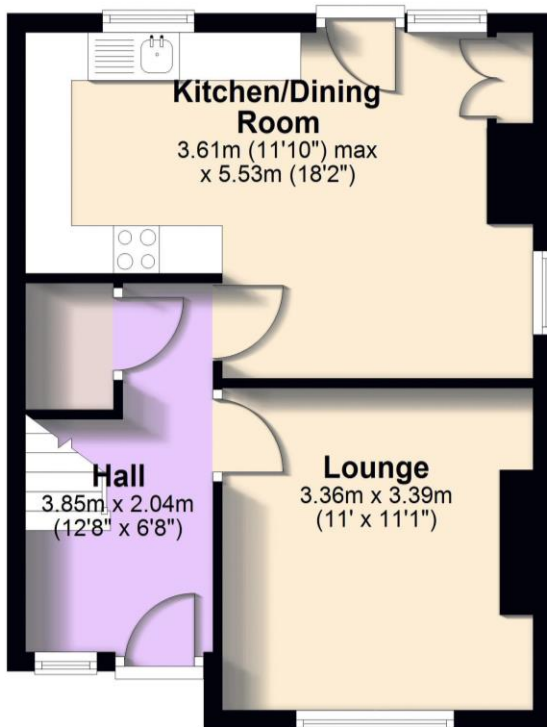
Buyer's Premium: Please note that the purchasers are responsible for paying the buyer's premium on exchange of contracts in addition to the purchase price. This is set at 2.40% including VAT of the sale price subject to a minimum fee of £3,300 incl. VAT.

Directions: From the A5 take the B5070 at the Gledrid roundabout signposted towards Chirk. Continue ahead passing the Poachers public house on the left hand side and around the left hand bend where the property will be found on the left hand side after a short distance.



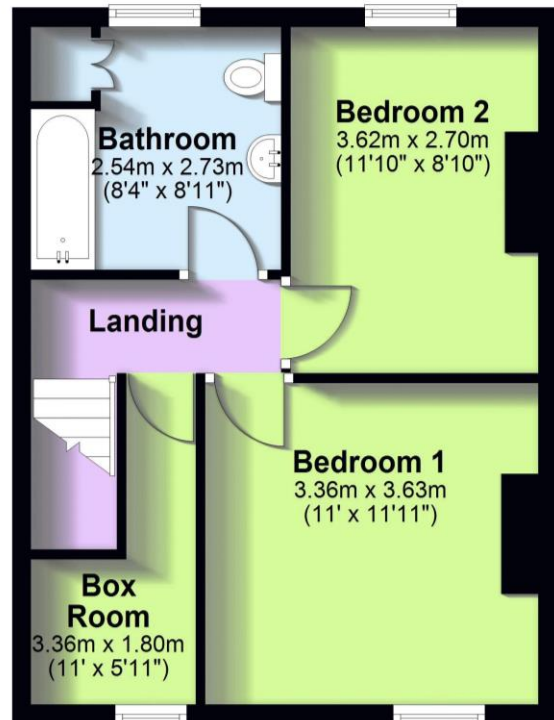
Ground Floor

Approx. 37.8 sq. metres (407.3 sq. feet)



First Floor

Approx. 39.1 sq. metres (421.3 sq. feet)



Total area: approx. 77.0 sq. metres (828.7 sq. feet)

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

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