

BOWEN

PROPERTY SINCE 1862



Offers in the region of £154,950

6 Plas Y Waun, Chapel Lane, Chirk,
Wrexham, LL14 5NP

🛏 2 Bedrooms

🚿 1 Bathroom

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Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage

General Remarks

A well presented two bedroom end of terrace property centrally located within Chirk. Benefitting from gas fired central heating, double glazing and off-road parking provision, this property would make an ideal first time buy, investment or downsize. Internally there is a large open plan Living/Dining/Kitchen on the ground floor, with two Bedrooms and a Bathroom on the first floor. The property is within walking distance of all amenities and is offered for sale with no onward chain.

Location: The property is situated in a small development of similar properties within walking distance of the centre of Chirk. The town has a good range of local shops, Post Office, Bank, Public Houses and excellent Infant and Junior Schools. Easy access onto the A5/A483 provides links to the larger towns of Oswestry, Shrewsbury and the cities of Wrexham and Chester. The town has an excellent bus service and a train station providing services to Birmingham and Manchester.

Accommodation

Part glazed door into:

Hall: Having wood flooring, central heating control and door off to:

Living/Dining/Kitchen: 17' 11" x 13' 0" widening to 16' 2" (5.47m x 3.96m widening to 4.92m) A range of fitted base/eye level wall units with worktops over and inset stainless steel sink/drain unit. Integrated oven and four burner gas hob with extractor hood over. Space and plumbing for a washing machine and fridge freezer. Wood flooring, radiator, TV/telephone points and understairs cupboard.

Stairs to First Floor Landing: Airing cupboard housing Potterton gas fired boiler, access to loft space, radiator and doors off to:

Bedroom 1: 11' 0" x 8' 9" (3.35m x 2.67m) Radiator, TV point and having views over the park to the front.

Bedroom 2: 7' 1" x 7' 1" (2.16m x 2.16m max.) Radiator and views over the park to the front.

Bathroom: 6' 8" x 5' 5" (2.03m x 1.65m) Suite comprising panel bath with electric shower over, pedestal wash hand basin and low level flush WC. Wood effect flooring, radiator and extractor fan.

Outside: Access to the property is via a pedestrian path at the front of the property, with two off road parking spaces located as you enter the development on the right hand side (third one along).

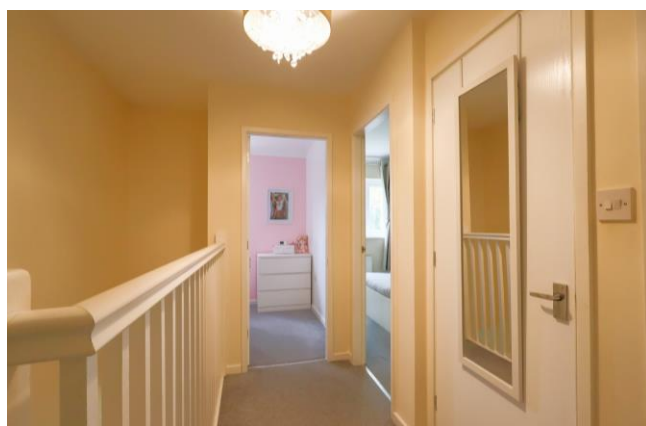
Tenure & Management Charge: We are informed that the property is freehold subject to vacant possession upon completion. The vendor informs us that a charge of £150.00 per annum is payable for the maintenance of the communal gardens.

Council Tax: Council Tax Band 'B'

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

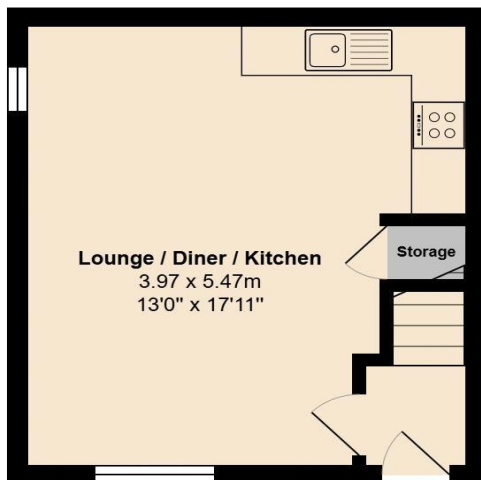
EPC: EPC Rating 74(C)

Directions: From Church Street, proceed north along the B5070 for approximately half a mile taking the third right into Chapel Lane. Plas Y Waen is located after a short distance on the right-hand side and the property will be found on the right hand side shortly after entering the development.

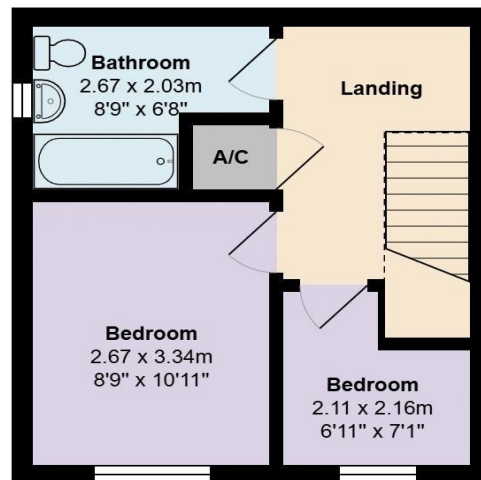




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Ground Floor



First Floor

Total Area: 54.0 m² ... 582 ft²

All measurements are approximate and for display purposes only

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.