



Asking Price £235,000

73 Offa, Chirk, Wrexham LL14 5DJ

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 3 Bedrooms

 1 Bathroom

# 73 Offa, Chirk, Wrexham LL14 5DJ



## General Remarks

An extended, 3 double bedroom detached house set in a quiet cul de sac within a desirable residential estate in Chirk. With 3 large reception rooms, modern kitchen, utility room, a family bathroom fitted in December 2023, large rear garden and ample off road parking this is a perfect family home. Offered for sale CHAIN FREE a viewing is essential to appreciate how spacious this lovely home is.

**Front Elevation:** Set back from the road with off road parking to the side a front, front garden laid to lawn with mature hedge surround, composite door opening to the entrance hallway.

## Accommodation

**Entrance Hallway:** Wood laminate floor, multi paned glazed door to Guest Annex, multi paned glazed door to lounge, wall mounted radiator, wall mounted radiator

**Lounge:** 12' 1" x 10' 6" (3.68m x 3.20m) PVC double glazed floor to ceiling window to the front, wall mounted radiator, opening to the dining room, wood laminate floor.

**Dining Area:** 11' 1" x 7' 6" (3.38m x 2.28m) PVC double glazed window to the rear, wall mounted radiator, door to kitchen, wood laminate floor.

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

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 expressively 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.

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**Kitchen:** 10' 5" x 8' 6" (3.17m x 2.59m) A modern range of fitted wall, drawer and base units, worktop with 1.5 stainless steel sink unit with mixer tap, stainless steel gas hob with extractor hood over, built in double oven with built in microwave, tiled splashbacks, two built in storage cupboards, PVC double glazed window to the rear, multi paned glazed door to the guest annex.



**Utility Room:** 12' 8" x 5' 7" (3.86m x 1.70m) Double glazed window to the rear garden, Timber door to the rear garden, plumbing for washing machine and space for a tumble dryer, space for fridge freezer, modern base unit, worktop, wall mounted combination boiler.

**On the First Floor:**

**Landing:** Wood panelled doors to bedrooms and bathroom, access to roof space, PVC double glazed window to the side.





**Bedroom 1:** 12' 3" x 10' 9" (3.73m x 3.27m) PVC double glazed window to the front aspect, wall mounted radiator.

**Bedroom 2:** 10' 9" x 10' 7" (3.27m x 3.22m) PVC double glazed window to the rear with hill views, wall mounted radiator.

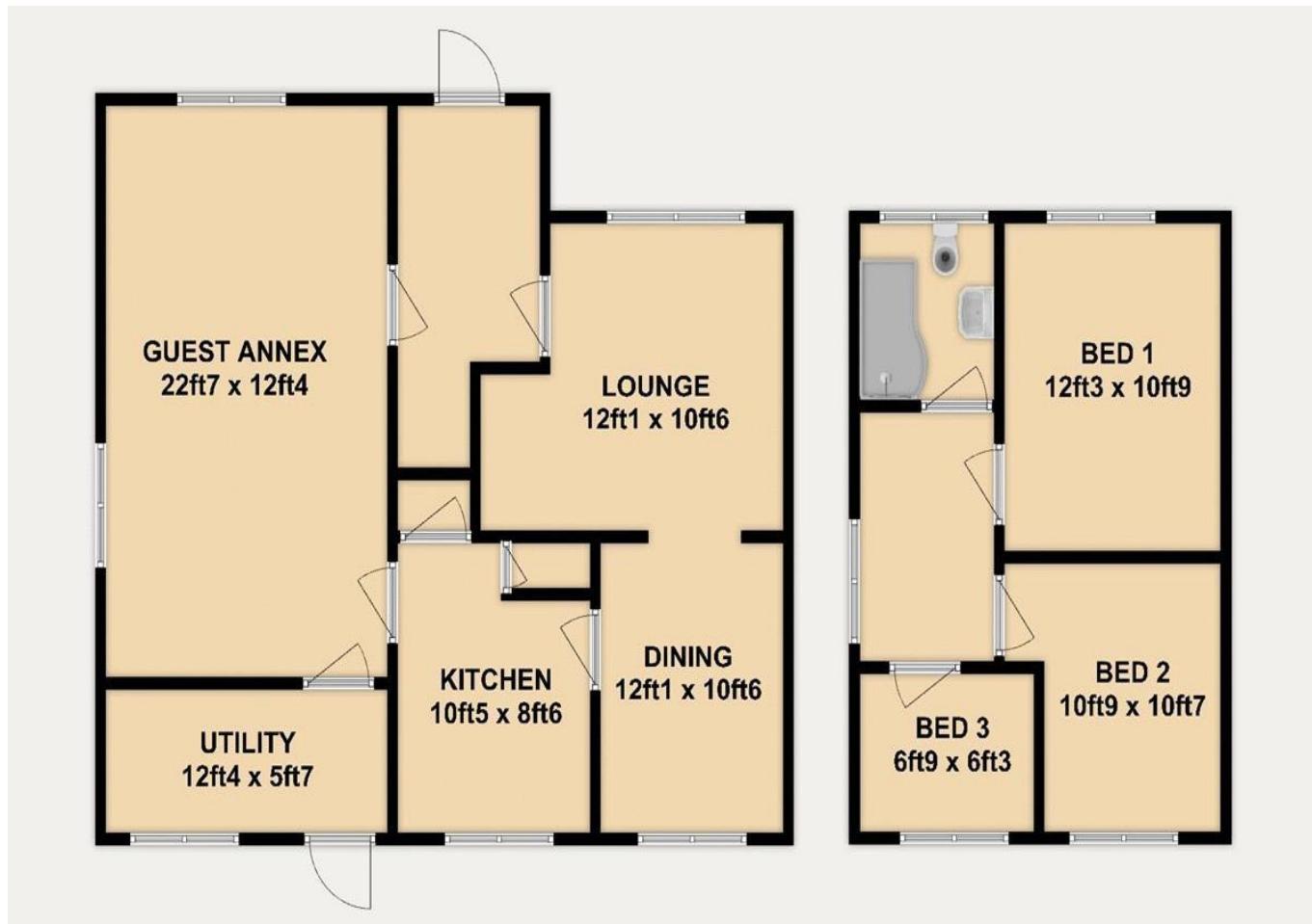
**Bedroom 3:** 6' 9" x 6' 3" (2.06m x 1.90m) PVC double glazed window to the rear with hill views, wall mounted radiator.

**Bathroom:** 8' 2" x 5' 2" (2.49m x 1.57m) A modern suite fitted in December 2023 with P shaped bath with shower plumbed in over, vanity wash hand basin with cupboards under and enclosed cistern WC, tiled walls, obscure PVC double glazed window to the front, wall mounted chrome towel radiator, storage cupboard.

**Guest Annex:** 22' 7" x 12' 4" (6.88m x 3.76m) PVC double glazed windows to the front and side, multipaned glazed door to the entrance hallway, wall mounted radiator, door to utility room.

**Outside:** A large garden laid mostly to lawn with established trees and shrubs, timber fencing surround and access to the front via gate.





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