

BOWEN

PROPERTY SINCE 1862



Asking Price £285,000

3 Derwen, Chirk, Wrexham LL14 5BZ

🏠 2 Bedrooms

🚿 1 Bathroom

3 Derwen, Chirk, Wrexham LL14 5BZ



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General Remarks

Located on a small cul-de-sac towards the top of the development, this detached bungalow was originally built as a three bedroom property. The garage has been converted and the internal arrangement has been altered to provide additional reception space. The living accommodation has been improved and maintained by the current owners and benefits from a modern style kitchen and bathroom. Internally the property briefly comprises of an entrance hallway, dual aspect living room with a feature bay window, dining room, kitchen, conservatory with a wood-burner, main bedroom with a dressing room which could be used as an interconnected bedroom, further double bedroom and a family bathroom.

Accommodation

Entrance Hallway: Wood-effect double glazed door and side panel to the side elevation. Storage cupboard. Additional storage cupboard housing a "Worcester" combination boiler. Two radiators. Wood-effect flooring. Attic hatch. Down-lighters.

Living Room: 18' 8" x 12' 0" (5.68m x 3.66m) maximum plus bay. Wood-effect double glazed bay window to the front elevation. Wood-effect double glazed window to the side elevation. Two radiators. Electric fire with feature surround.

Dining Room: 11' 3" x 10' 5" (3.43m x 3.17m) Wood-effect double glazed window to the rear elevation. Radiator. Wood-effect flooring. Down-lighters. Open plan 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: 10' 4" x 8' 11" (3.15m x 2.73m) Wood-effect double glazed door and window to the rear elevation. White wall and base units with complementary wood-effect work surfaces. Stainless steel sink and drainer unit with mixer tap. Integral electric oven and hob. Cooker hood. Space for fridge freezer. Integral dishwasher and washing machine. Wall tiling. Wood-effect flooring.

Conservatory: 18' 6" x 9' 1" (5.65m x 2.77m) PVCu double glazed French doors to the side elevation. PVCu double glazed windows. Radiator. Tiled floor. Wood-burner.

Bedroom 1: 11' 1" x 7' 11" (3.38m x 2.41m) Wood-effect double glazed window to the front elevation. Radiator. Wood-effect flooring.

Dressing Room: 10' 11" x 7' 11" (3.34m x 2.42m) Wood-effect double glazed window to the side elevation. Radiator. Wood-effect flooring. Down-lighters.

Bedroom 2: 11' 8" x 8' 3" (3.56m x 2.52m) maximum. Wood-effect double glazed window to the front elevation. Radiator.





Bathroom: 8' 2" x 5' 5" (2.49m x 1.65m) Two wood-effect double glazed windows to the side elevation. White three piece suite comprising p-shaped panelled bath, low level w.c. and pedestal wash hand basin. Fully tiled walls. Tiled floor. Down-lighters. Contemporary-style radiator.

Outside: Externally there is a lawned garden to the front of the property interspersed by mature shrubs. There is also a driveway providing Off-Road Parking. The rear garden, which enjoys a good degree of privacy, combines an artificial grass section with a split-level Patio and further mature trees and shrubs. There is also a handy Storage Cupboard which is access from the rear garden.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired combination boiler situated in a cupboard in the Hallway.

Tenure: Freehold. Vacant Possession on Completion.

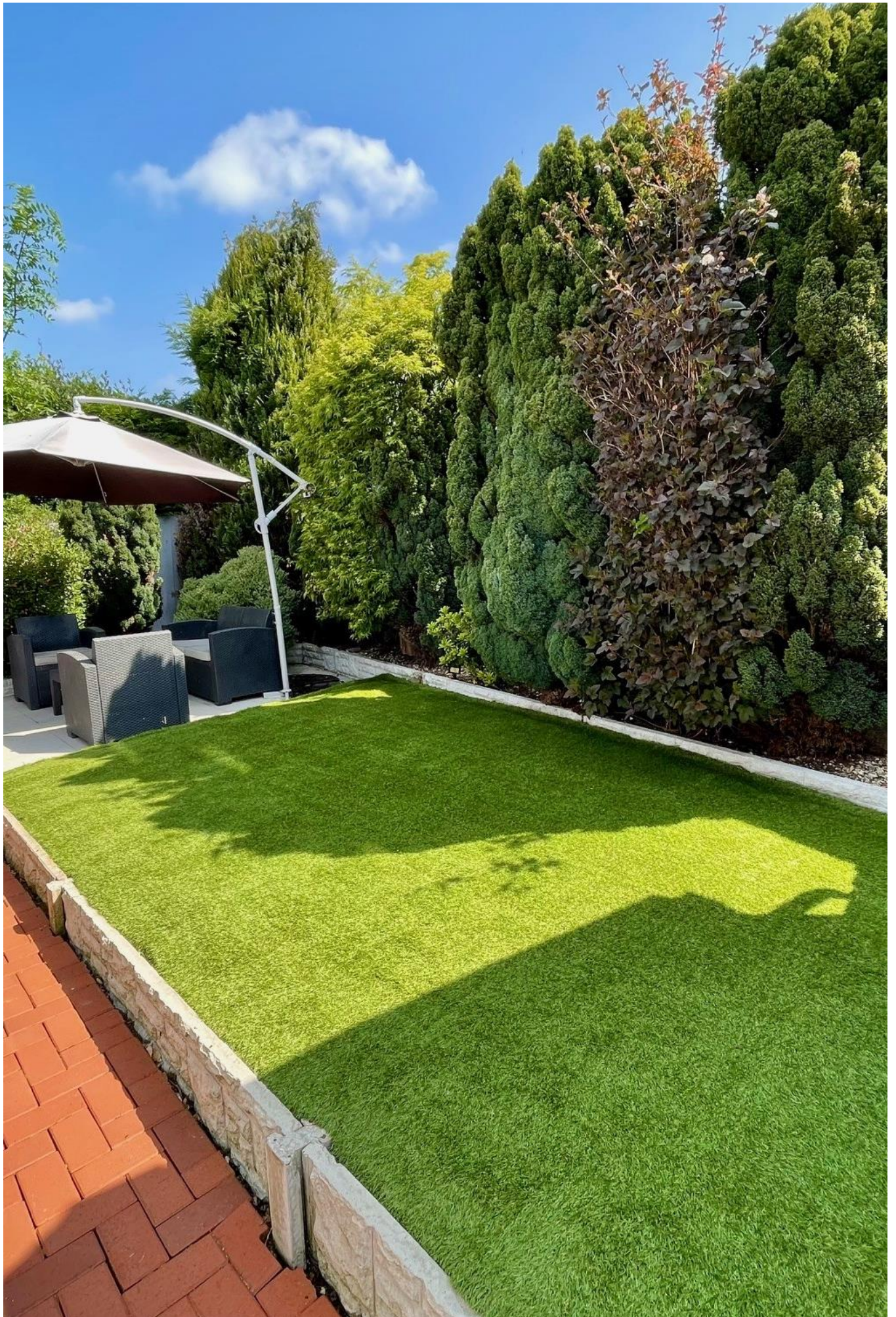
Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 73|C.

Council Tax Band: The property is valued in Band "D".

Directions: For satellite navigation purposes use the post code LL14 5BZ. Proceed out of Wrexham on the Mold Road passing the Football Ground on the right-hand side. At the first roundabout take the second exit and at the next roundabout take the first exit onto the A483. Continue along the A483 until you approach the Halkyn roundabout, at which take the third exit and continue down the hill. At the mini-roundabout take the first exit and continue into the village of Chirk. Once in the village take the first left into Crogen. Once on Crogen take the seventh turning on the left into Derwen and the property is the second bungalow on the right.







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