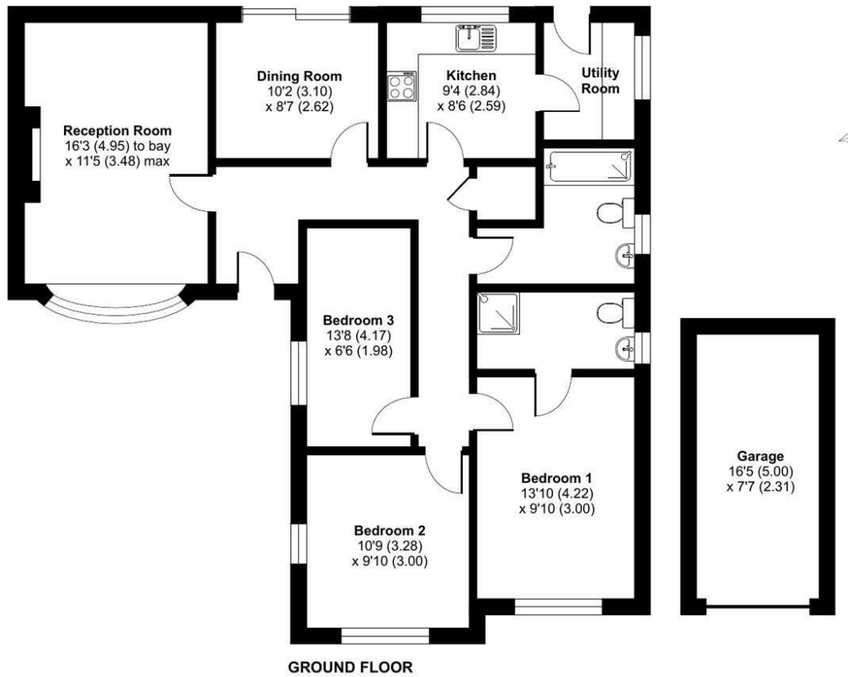
FOR SALE

2 Maes Yr Ysgol, Chirk, Wrexham, LL14 5NN

Approximate Area = 1055 sq ft / 98 sq m
Garage = 126 sq ft / 11.7 sq m
Total = 1181 sq ft / 109.7 sq m
For identification only - Not to scale

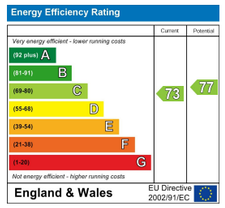


GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Halls. REF: 1384599

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com

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FOR SALE

Offers in the region of £255,000

2 Maes Yr Ysgol, Chirk, Wrexham, LL14 5NN

A deceptively spacious three-bedroom detached bungalow boasting well proportioned living accommodation with scope for light modernisation, alongside attractive gardens featuring driveway parking and a single garage, conveniently situated in a peaceful cul-de-sac within Chirk.







FOR SALE

Gobowen (3 miles), Oswestry (6 miles), Ellesmere (9 miles), Wrexham (9 miles)

All distances approximate.

2 Reception Room/s

3 Bedroom/s

2 Bath/Shower Room/s











- **Detached Bungalow**
- **Scope for Modest Modernisation**
- **Over 1,000 sq ft**
- **Front and Rear Gardens**
- **Driveway and Garage**
- **Cul-De-Sac Setting**

DESCRIPTION
Halls are delighted with instructions to offer 2 Maes Yr Ysgol for sale by private treaty.

2 Meas Yr Ysgol is a well proportioned three-bedroom detached bungalow which provides over 1,000 sq ft of flexibly arranged single-storey living accommodation, which now offers exciting potential for modest modernisation.

The bungalow is situated within attractive gardens which surround the property and comprise, to the front, areas of lawn intersected by a paved walkway, with, to the side, a gravelled driveway which leads on to a detached single garage. The rear gardens enjoy further areas of lawn alongside a number of floral beds and a paved patio area.

SITUATION
The property is situated in a peaceful cul-de-sac within a popular development of homes which lie within easy reach of Chirks many amenities, these including Convenience Stores, Public Houses, Restaurants, Pharmacy, and Schools, as well as the renowned Chirk Castle which perches majestically above the village. The property retains a convenient proximity to the nearby towns of Oswestry and Ellesmere, which, between them, provide a more comprehensive range of facilities, with the county centre of Wrexham positioned to the north and offering a more exhaustive suite of attractions.

SCHOOLING
The property is well positioned for access to a number of well regarded state and private schools, including Ysgol Y Waun, Weston Rhyn Primary School, St.Martins School, Pentre Church in Wales School, Moreton Hall, and Ellesmere College.

THE PROPERTY
The property is principally accessed from the west via a front door which opens into an Entrance Hall with ample space for storing boots and coats following walks in the surrounding area, and from where a door leads immediately to the left into a well proportioned Living Room, which features a large bay-window onto the front elevation and an electric fire positioned within a marble-effect hearth.

Also accessed from the Entrance Hall is a versatile Dining Room with patio doors leading directly on to the gardens, ideal for more formal occasions for use a a Family Room, fourth Bedrooms, or similar. The Dining Room is conveniently situated next to the Kitchen, which boasts a selection of fitted units alongside a window overlooking the gardens and a door which leads through to a useful Utility Room.

Completing the living accommodation are three conveniently sized Bedrooms, with Bedroom One enjoying an adjoining En-Suite Shower Room. The remaining Bedrooms are served by a Family Bathroom which comprises a fitted suite featuring a panelled bath, low-flush WC, and hand basin.

OUTSIDE
The property is approached over a gravelled driveway situated to the side of the property, this leading on to a detached Garage (approx. 5m x 2.31m) which features and up and over front access door, power and light, and storage space in the rafters, with the driveway flanked to one side by an area of lawn intersected by a paved walkway which culminates at the front door.

The rear gardens have been well maintained and, at present, feature further areas of lawn bordered by a number of established floral and herbaceous beds, these joined by a paved patio area which represents an ideal spot for outdoor dining and entertaining.

THE ACCOMMODATION COMPRISES
Entrance Hall:
Living Room: 4.95m x 3.48m
Dining Room: 3.10m x 2.62m
Kitchen: 2.84m x 2.59m
Utility Room:
Bedroom One: 4.22m x 3.00m
En-Suite:
Bedroom Two: 3.28m x 3.00m
Bedroom Three: 4.17m x 1.98m
Family Bathroom

W3W
///gates.steam.snappy

DIRECTIONS
Leave Oswestry to the north via the A5 and, at the Gledrid Roundabout, take the second exit onto Chirk Road. Continue on this into the heart of the village until, after around 1.7 miles, a right hand turn leads into Maes-Y_Waun. Take the second road on the left onto Maes yr Ysgol where, shortly after, the property will be situated on the right and identified by a Halls For Sale board.

SERVICES
We are advised that the property benefits from mains water, electric, gas, and drainage.

LOCAL AUTHORITY
Wrexham County Borough Council, The Guild Hall, Wrexham
TEL: (01978) 292000

COUNCIL TAX
The property is shown as being within council tax band E on the local authority register.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEIWINGS
By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.