

BOWEN

PROPERTY SINCE 1862



Asking Price £135,000

4 Stone Cottages, Chirk,
Wrexham LL14 5RB

🏠 2 Bedrooms

🚿 1 Bathroom

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General Remarks

A traditional two-bedroom Stone Cottage in need of internal refurbishment and located just a short distance from the amenities and facilities in the Town of Chirk. With gardens to the front and rear, the property is available For Sale with No Forward Chain. The internal accommodation comprises an entrance hall, kitchen with separate utility room, ground floor bathroom and living room. There are two bedrooms on the first floor. Viewing is highly recommended.



Accommodation

On The Ground Floor:

Entrance Hall: Part glazed composite stable door. Fitted carpet. Ceiling light fitting. Beams to ceiling.

Kitchen: 10' 4" x 6' 0" (3.16m x 1.84m) Comprising a range of light ash effect base units with work-top surfaces and tiled splash-back. Quarry tiled flooring. Serving hatch to Living Room. Gas cooker point. Ceiling light fitting. Power points. Single stainless steel sink unit with draining-board and mixer taps. Double glazed timber framed window.

Utility: 5' 11" x 5' 7" (1.81m x 1.69m) With matching units, work-top surfaces and tiled splash-back. Quarry tiled flooring. Plumbing and space for a washing machine. Consumer unit. Power points. Part glazed composite door to garden. Wall mounted "Worcester" gas central heating boiler.

Bathroom: 8' 7" x 5' 2" (2.62m x 1.58m) Comprising three piece bathroom suite to include low level w.c., semi-pedestal wash hand basin and a panelled bath with "Triton" electric shower unit over. Part tiled walls. Ceiling light point. Extractor fan. Double glazed frosted timber framed window.

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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.

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Living Room: 13' 10" x 11' 11" (4.22m x 3.64m)
Fitted carpet. Two double glazed timber framed windows. Radiator. Power points. Electric consumer unit and meter. Beams to ceiling. Ceiling light point. Telephone point. Television aerial point. Feature brick fireplace (not operational) with alcoves to either side. Staircase to First Floor.

On The First Floor:

Bedroom 1: 15' 0" x 10' 8" (4.57m x 3.26m) Fitted carpet. Radiator. Two double glazed timber framed windows. Ceiling light points. Beams to ceiling.

Bedroom 2: 13' 7" x 7' 5" (4.15m x 2.27m) Laminate flooring. Timber framed double glazed window. Radiator. Power points. Ceiling light point. Beams to ceiling.

Outside: To the front of the property there is a level garden with hedging and areas of paving. Shared pedestrian access to both front and rear of the property. To the rear there is an outdoor tap, lighting and further garden of which there is hedging and a range of fruit such as rhubarb, raspberries, blackberries and tomatoes. Part fenced boundaries.





Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Worcester" gas-fired boiler located in the Utility Room.

Tenure: Freehold. Vacant Possession on Completion. No Chain.

Note: The property is subject to Grant of Probate.

Viewing: By prior appointment with the Agents.

EPC: EPC – 52|E.

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

Directions: For satellite navigation use Postcode LL14 5RB. Leave A483 at Halton roundabout and follow A5 signs for Chirk. At the next roundabout take left-hand turn towards Chirk on B5070. Continue into the village and take a left-hand turn into Chapel Lane following signs for Library and Chirk Green. Bear to the right onto Lloyds Lane and after approximately 300 metres, Stone Cottages can be seen, just after the Chirk Green Road.



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Ground Floor

Approx. 30.9 sq. metres (332.4 sq. feet)



First Floor

Approx. 23.6 sq. metres (254.4 sq. feet)



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