



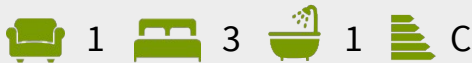
111 CROGEN

CHIRK | WREXHAM | LL14 5BJ



A beautifully positioned detached dormer bungalow offering spacious and versatile accommodation extending to over 1,000 sq ft, occupying a generous plot with established gardens, driveway parking and a detached garage, set within a peaceful cul-de-sac in the heart of the sought-after town of Chirk.

Offers in the region of £230,000



- Spacious detached three-bedroom dormer bungalow
- Detached garage and generous driveway parking
- Well-balanced accommodation extending to over 1,000 sq ft
- Established front and rear gardens with two patio areas
- Garden Room overlooking the rear gardens
- Quiet residential setting within walking distance of local amenities

DESCRIPTION

Halls are delighted with instructions to offer 111, Crogen in Chirk for sale by private treaty and with the benefit of no onward chain.

111 Crogen is a spacious and well-presented detached dormer bungalow extending to over 1,000 sq ft, offering versatile accommodation arranged over two floors.

Occupying a generous plot with established gardens, ample driveway parking and a detached garage, the property is ideally suited to families, downsizers and those seeking flexible living space within a popular residential setting.



SITUATION

The property is situated in a peaceful cul-de-sac within a popular development of homes which lie within easy reach of Chirk's 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 offers beautifully proportioned and highly versatile accommodation arranged over two floors. A welcoming entrance hall sets the tone for the home, leading through to an elegant living room that enjoys pleasant views over the front aspect.

A generously sized ground floor bedroom provides exceptional flexibility and could equally serve as a formal dining room, sophisticated home office or additional reception room, depending on individual requirements. Complementing this space is a well-appointed family bathroom positioned opposite, creating an ideal arrangement for guests, multi-generational living or those seeking ground floor accommodation.



The kitchen is fitted with a range of base and wall units and opens into a delightful garden room, where triple-aspect glazing and patio doors create a bright and airy space from which to enjoy views across the gardens throughout the seasons.

To the first floor are two generous bedrooms, including a principal bedroom benefitting from fitted wardrobes, served by a bathroom facility.

OUTSIDE

The property is approached over a large driveway, flanked to one side by an attractive large front lawn interspersed with mature flowering plants, which runs alongside the property and culminates at a detached single garage (approx. 6.13m x 2.70m).

The rear gardens have been beautifully maintained and currently comprise generous lawned areas bordered by a variety of established floral and herbaceous beds. Two paved patio areas provide excellent spaces for outdoor enjoyment; a substantial patio extending across the rear of the property in front of the Garden Room, ideal for al fresco dining and entertaining, and a further raised patio at the top of the garden, perfectly positioned to enjoy the sunshine.

W3W

///nuzzled.grandest.building

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 Crogen. Take the second road on the right where, shortly after, the property will be situated on the left and identified by a Halls For Sale board.



SERVICES

We are advised that the property benefits from mains water, electric, gas, and drainage. The property also benefits from solar panels.

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 'D' on the local authority register.

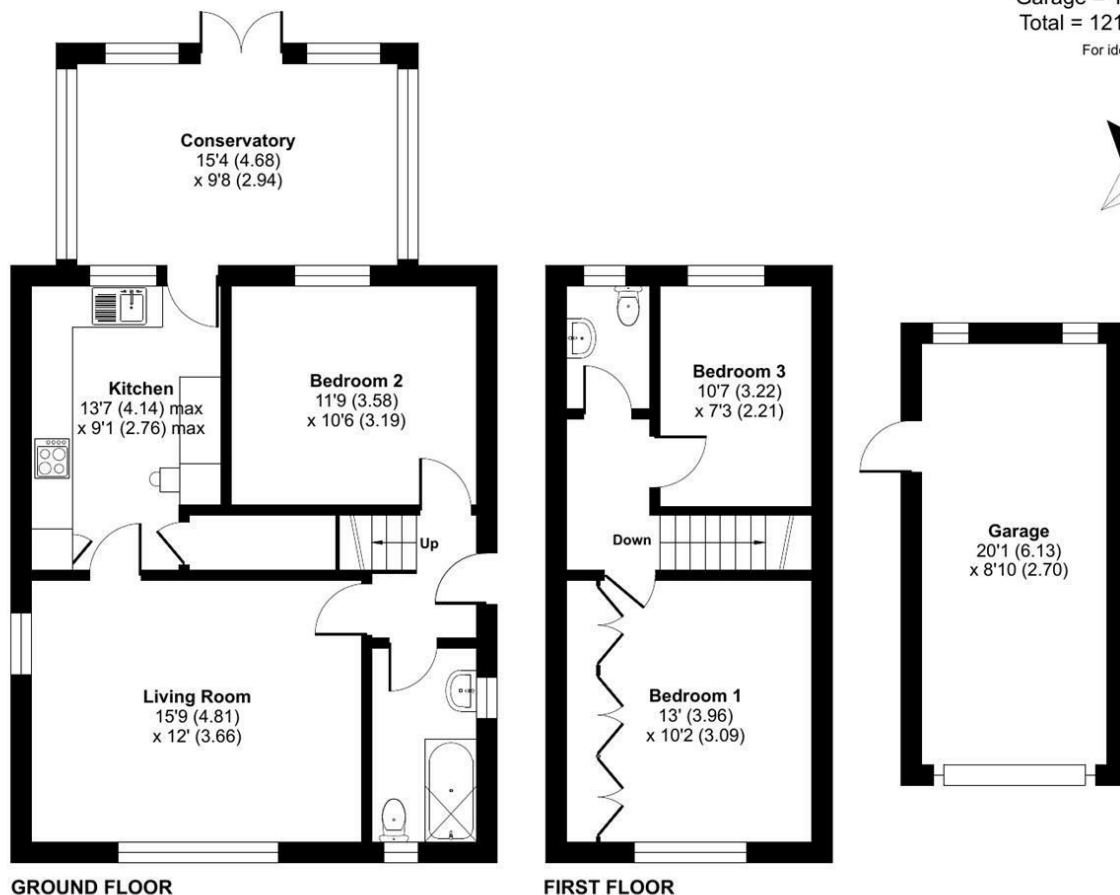
ANTI-MONEY LAUNDERING (AML) CHECKS

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 £30 (plus 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.

VIEWINGS

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

Approximate Area = 1041 sq ft / 96.7 sq m
 Garage = 178 sq ft / 16.5 sq m
 Total = 1219 sq ft / 113.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Halls. REF: 1500064

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Property to let? We would be delighted to provide you with a free, no-obligation rental valuation. Please contact your local Halls office to make an appointment.

Do you require lettings or property management advice?

We can guide you through the process, inc. tenant find, rent collection, let-only and fully managed services. Details can be provided upon request.

Do you require compliance advice? We can recommend independent, accredited professionals to assist with EPCs, gas safety, electrical safety, and other statutory requirements. Details can be provided upon request.



OSWESTRY SALES

20 Church Street | Oswestry | Shropshire | SY11 2SP

01691 670320 oswestry@halls.gb.com

www.halls.gb.com



1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

Bishops Castle | Ellesmere | Kidderminster | Oswestry | Shrewsbury | Telford | Welshpool | Whitchurch