

# BOWEN

PROPERTY SINCE 1862



Offers in the Region Of £159,950

20 Coronation Drive, Chirk,  
Wrexham, LL14 5LF

🏠 3 Bedrooms

🚿 1 Bathroom

## 20 Coronation Drive, Chirk, Wrexham, LL14 5LF



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

### General Remarks

A spacious three bedroom semi detached property set within a most generously sized plot in this established residential area. The property requires a scheme of modernisation and refurbishment, yet offers huge scope to create an excellent family home.

The gardens in particular are a most notable feature and include a garage building at the far end. The property is warmed by gas fired central heating and includes double glazing. Early inspection is highly recommended as the property is offered for sale with no onward chain.

**Location:** The property is located within walking distance of the centre of the popular border town of Chirk. The town has an excellent range of shops, Post Office, public houses and both Infants/Junior school as well as transport to Secondary High Schools.

Easy access onto the A5/A483 provides links to the larger towns of Oswestry & Shrewsbury as well as the cities of Wrexham and Chester. Chirk also has a railway station providing services to Birmingham & Chester.

### Accommodation

Part glazed uPVC door into:

**Hall:** 13' 1" x 7' 0" (4.00m x 2.13m) Stairs to first floor landing, radiator, telephone point and doors off to:

**Living Room:** 13' 3" x 15' 3" (4.05m x 4.66m into bay window) With gas fire and surround, TV point, radiator and bay window.

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.

**Dining Room:** 11' 11" x 9' 11" (3.63m x 3.02m)  
Radiator.

**Kitchen:** 11' 10" x 7' 0" (3.61m x 2.14m max.)  
Comprising a range of fitted base/eye level wall units with worktops over and inset stainless steel sink/drain. Freestanding cooker and oven, grill and gas hob. Space and plumbing for a washing machine and fridge, tiled floor, radiator and doorway to:

**Study/Family Room:** 14' 4" x 6' 11" (4.38m x 2.11m) Radiator, glazed sliding door to garden, separate door to side and internal door to:

**Boiler Room:** 4' 9" x 4' 0" (1.44m x 1.22m) With Thorn Olympic gas fired boiler, space and plumbing for a washer dryer and door to:

**WC:** 4' 9" x 2' 9" (1.44m x 0.83m) Low level flush WC and wash hand basin.





**Stairs to First Floor Landing:** With airing cupboard housing hot water cylinder and slatted shelves, access to loft space and doors off to:

**Bedroom 1:** 11' 6" x 10' 11" (3.51m x 3.34m)  
Radiator and built-in cupboard.

**Bedroom 2:** 11' 11" x 10' 8" (3.63m x 3.26m)  
Radiator.

**Bedroom 3:** 9' 6" x 8' 2" (2.90m x 2.50m max.)  
Radiator and overstairs platform.

**Shower Room:** 7' 0" x 5' 5" (2.13m x 1.66m max.) Currently laid out as a wet room with non-slip flooring. Shower area with electric shower, pedestal wash hand basin and low level flush WC. Tiled walls, extractor fan and heated towel rail.

**Outside:** The property includes extensive gardens to the front and rear. These include lawns, hard standing areas and a driveway providing off road parking. At the rear of the property there is also a detached garage with adjacent car port.

**Tenure:** We are informed that the property is freehold subject to vacant possession upon completion.

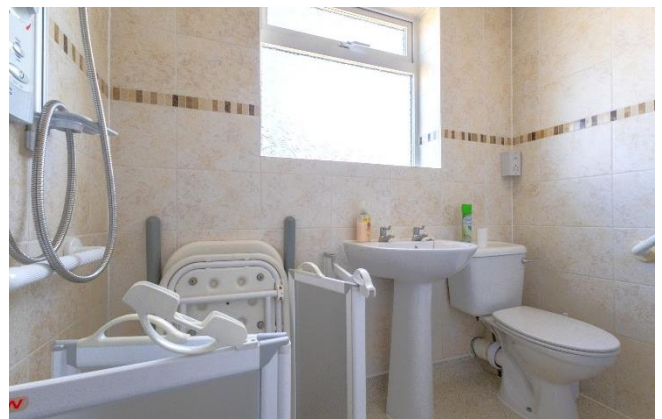
**Services:** We are informed that mains water, electricity, gas and drainage are connected.

**Council Tax Band:** Council Tax Band 'C'.

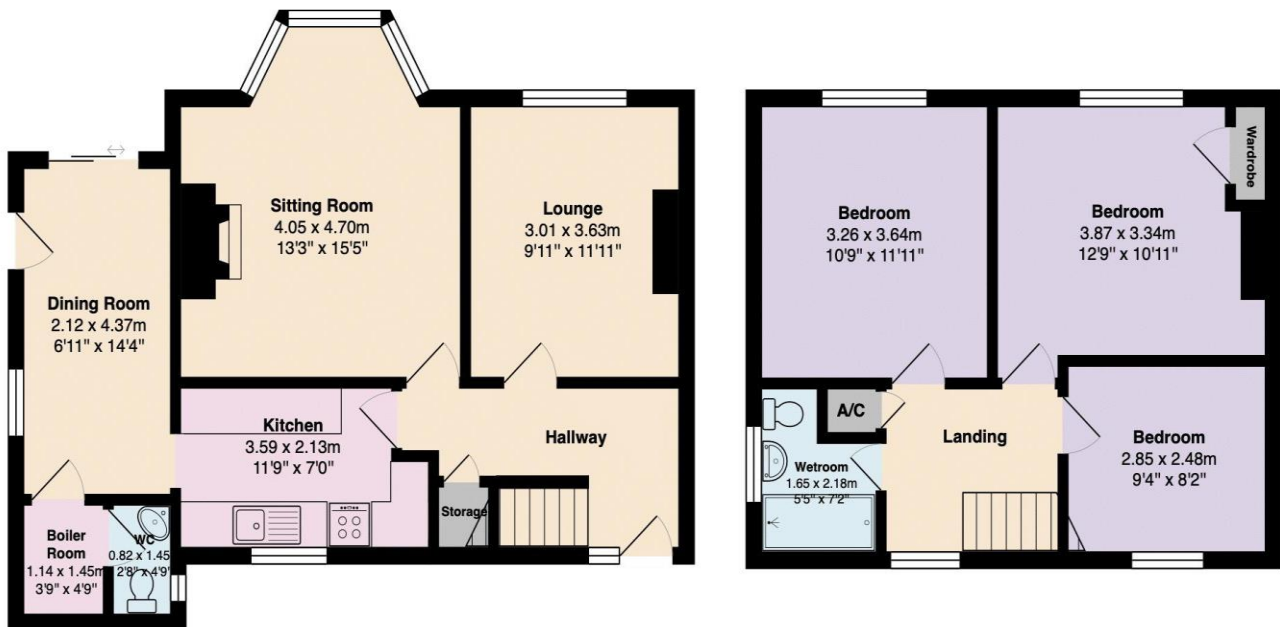
**Local Authority:** Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY.  
Tel: (01978) 292000.

**EPC:** EPC Rating 58(D)

**Directions:** From the centre of Chirk proceed North on the B5070 towards Llangollen. Turn right opposite the 'Co-Op' stores onto West View and continue ahead onto Coronation Drive. Follow the road ahead taking the first right along the open green space. Continue ahead along this road and the property will be found on the right hand side.



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Total Area: 101.9 m<sup>2</sup> ... 1097 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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