

BOWEN

PROPERTY SINCE 1862



Offers in the region of £145,000

34 Maes Y Parc, Halton, Chirk,
Wrexham LL14 5BB

🏠 2 Bedrooms

🚿 1 Bathroom

34 Maes Y Parc, Halton, Chirk, Wrexham LL14 5BB



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General Remarks

NO CHAIN. An extended two double bedroom end of terrace property requiring some TLC situated at the end of a cul-de-sac adjoining open field to the rear situated in a hamlet just off the A483/A5 some two miles outside Chirk.

This extended end of terrace home comprises an entrance hall with composite door, lounge diner, garden room, kitchen with appliances, landing to two double bedrooms and a shower room. The property is mainly double glazed and benefits from solar panels coupled to a "Vaillant aroTHERMplus" air to water heat pump providing an eco friendly heating system. Outside there are low maintenance gardens to the front and landscaped rear with raised beds and a choice of seating areas. There is a useful covered full depth open ended motorcycle/general store to the side and two other timber built store sheds.

Location: The property stands at the head of a cul-de-sac within the hamlet of Halton which lies approximately half a mile off the Halton roundabout at the junction of the A483/A5 trunk roads proving excellent road communications to Wrexham (9 miles) and Chester to the north and to Oswestry and Shrewsbury to the south. There is a Primary School in nearby Pentre and more wide ranging amenities in Chirk (2 miles).

Constructed of brick-faced external cavity walls beneath a pitched tile-clad roof interrupted by solar panels to both front and rear elevations.

Accommodation

On The Ground Floor:

Entrance Hall: 7' 3" x 5' 10" (2.21m x 1.78m) including staircase leading off. Composite entrance door with a PVCu framed double glazed side reveal. Radiator. Cloaks hooks. Single power point.

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.

Lounge/Dining Room: Viz:

Lounge: 13' 0" x 10' 10" (3.96m x 3.30m) Living flame electric fire to a stone-effect fireplace surround with extended television and display plinths. Ceramic tiled floor. Radiator. Two double and one single power points. Satellite television point. PVCu framed double glazed window. BT Open Reach point. Exposed beam effect to ceiling. Three-branch pendant light fitting and two matching wall lights. Timber-faced square opening to:

Dining Room: 9' 3" x 8' 5" (2.82m x 2.56m) Exposed beam effect to ceiling. Ceramic tiled floor. Wall-lights. Double power point. Sliding aluminium framed patio doors to:

Garden Room: 8' 7" x 8' 2" (2.61m x 2.49m) Radiator. Ceramic tiled floor. Inset ceiling lighting. Two wall-lights. Two single glazed timber framed windows and rear door to garden. Double power point.





Kitchen: 8' 10" x 8' 4" (2.69m x 2.54m) Contrasting ranges of laminate-fronted units including a single drainer one-and-a-half-bowl composite sink set into a range of six-doored base units including two corner cabinets, one drawer pack and extended work surfaces, beneath which there is a "White Knight" automatic washing machine, a "Hoover" refrigerator, a built-under electric oven and open shelving. Inset electric hob with a filter hood above set between a total of ten-doored suspended wall cabinets. Electric cooker point. Two double and one single power points exposed with concealed spurs for appliances. Ceramic tiled floor. Timber framed double glazed window overlooking the rear garden.

On The First Floor:

Landing: Linen cupboard. Radiator. Timber framed double glazed window. Loft access-point. Smoke alarm. Single power point. Stained six-panel doors leading to:

Bedroom 1: 15' 6" x 8' 11" (4.72m x 2.72m) PVCu framed double glazed window. Radiator. Satellite television point. Two single power points. Built-in cupboard over-stairs.

Bedroom 2: 12' 9" x 10' 1" (3.88m x 3.07m) Timber framed double glazed window. Radiator. Two single power points. Television shelf.

Shower Room: 8' 2" x 5' 6" (2.49m x 1.68m) Fitted three piece white suite comprising a pedestal wash hand basin, close coupled dual flush w.c. and corner

shower tray with screen enclosure and "Triton" electric shower. Painted tiled walls. Radiator.

Outside: Gravel covered front garden area. Full depth covered side Motorbike/General Store with an Integral Store Shed 7'4" x 6'9" (2.23m x 2.05m) leading off accommodating the hot water cylinder and inverter. Gated side access to the safely enclosed rear where there are gravel covered pathways, raised beds and two Seating Areas with artificial grass. Two timber Store Sheds. Outside tap.

Services: Mains water, electricity and drainage are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Vaillant aroTHERMplus" air to water heat pump situated within the rear garden.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 71|C.

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

Directions: For satellite navigation use the post code LL14 5BB. From Wrexham proceed south on the A483 to the first roundabout at which take the first exit. At the next roundabout first exit again and then turn first left after about 100 yards. Continue into Halton until passing the 'Made Up' Hair Studio after which take the second left when No. 34 will be seen in the top right-hand corner of the cul-de-sac.



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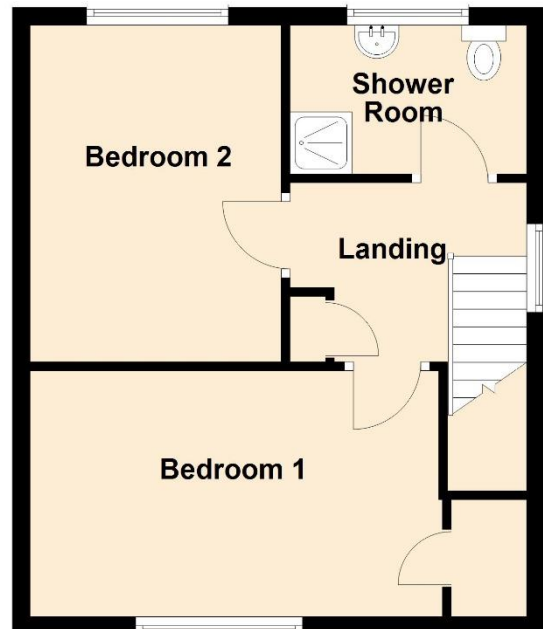
Ground Floor

Approx. 47.2 sq. metres (507.8 sq. feet)



First Floor

Approx. 37.6 sq. metres (404.6 sq. feet)



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