

# Wingetts

More than just estate agents



## **The Berries , Chirk, LL14 5AW** **Offers In The Region Of £389,000**

An impressive three bedroom detached bungalow set in large sunny aspect gardens in the pretty hamlet of Pentre, boasting views over the valley. Private driveway with parking for several cars and space for a motor home. The accommodation briefly comprises welcoming entrance hall, spacious family lounge/dining room offering lovely views, kitchen/breakfast room, three double bedrooms and family bathroom. The well established gardens are a particular feature, having large terrace, patio area, vegetable patch, fruit trees and summer house. Integral garage with electric door, lighting and power.

## Location

Situated only a short drive from the A5, Pentre is a pretty hamlet that enjoys a countryside feel and yet has an excellent range of shopping facilities and social amenities nearby within the small town of Chirk. Local attractions include the National Trust property of Chirk Castle and the Aqueducts that offers spectacular scenery. Located between Oswestry and Wrexham there are excellent road links to the major commercial and industrial centres of the region. The village has its own primary school with secondary education available within the catchment area.

## Accommodation

Welcoming entrance hall, useful storage cupboard and doors off.

## Open plan Lounge/Dining Room 12'0" x 25'8" (3.66 x 7.84)

A spacious family room with large window to front offering a delightful outlook, patio doors to side leading to the garden, central fireplace with electric fire, radiator, spotlights to ceiling and leads into:-

## Kitchen/Breakfast Room 11'9" x 12'7" (3.60 x 3.86)

Fitted with a range of base and wall units, complimented by work surface areas incorporating sink unit with window above overlooking the garden, two velux windows giving a good degree of natural light. Rangemaster 5 ring gas hob (LPG), extractor above and electric oven/grill below, part tiled walls, under unit lighting, breakfast bar, tiled floor, integrated door to garage.

## Rear Hall

External door to garden, useful store cupboard and door to bedroom.

## Bedroom One 12'0" x 11'9" (3.66 x 3.60)

Window to front with views, radiator, built in wardrobe.

## Bedroom Two 9'11" x 11'9" (3.03 x 3.60)

Window to rear, radiator.

## Bedroom Three 9'5" x 9'10" (2.89 x 3.01)

Window to side, radiator.

## Bathroom

Corner bath with shower over and side screen, w.c, wash hand basin, radiator, fully tiled walls and floor, window to rear.

## Garage 9'5" x 12'7" (2.88 x 3.86)

Electric door, power and lighting, plumbing for washing machine, mains electric board.

## Outside

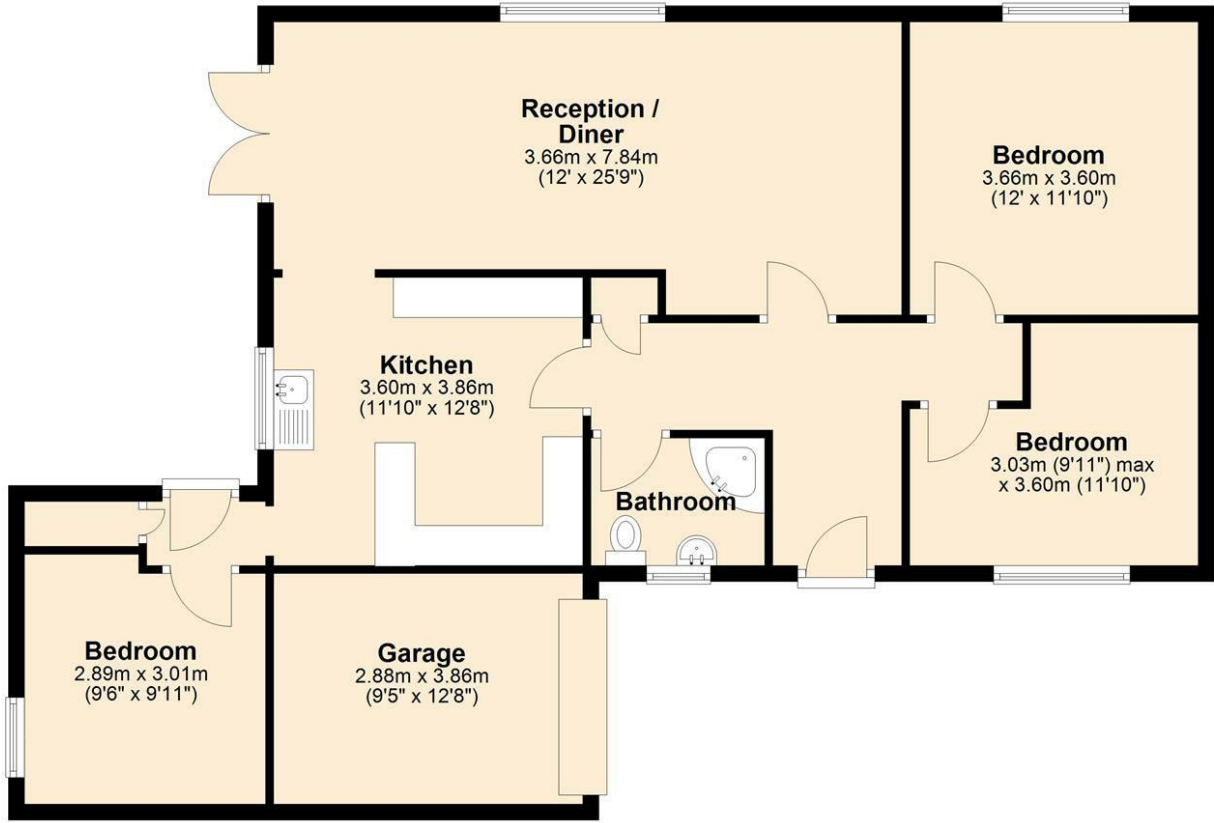
The property is approached via the private drive, having ample off road parking for several cars (space for motor home) and garage. Side gate opens onto the large front terrace from which to admire the stunning valley views and continues to the side patio from which to enjoy outdoor entertaining. The large sunny aspect garden is a particular feature of the property with established lower tier garden, lawned area, vegetable patch, fruit trees, greenhouse, shed and summerhouse.



# Floor Plan

## Ground Floor

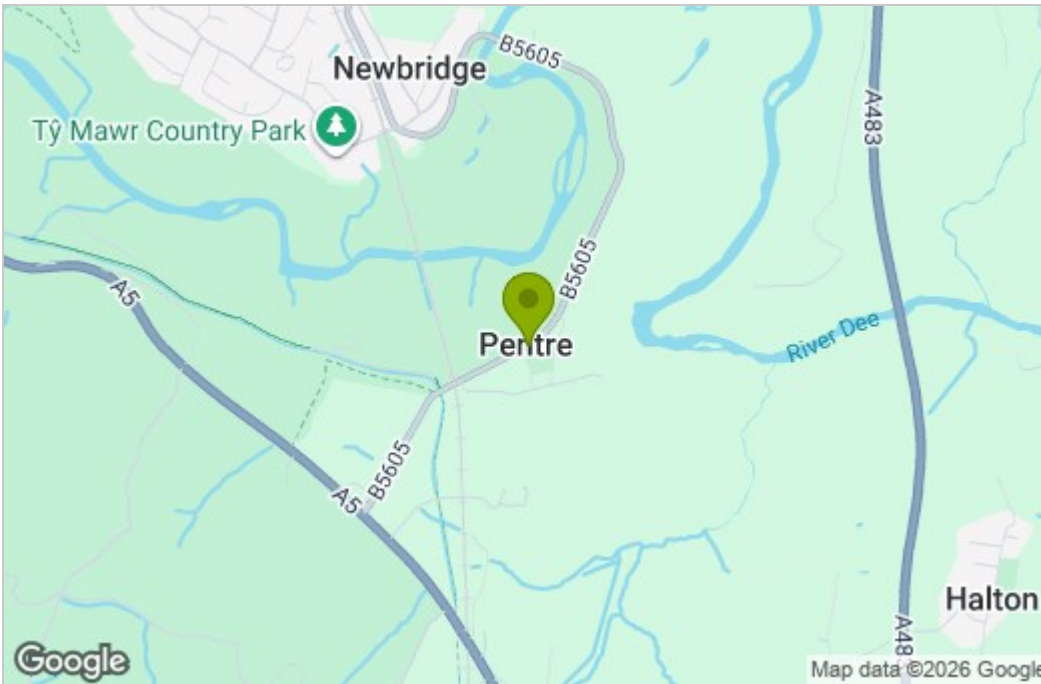
Approx. 101.6 sq. metres (1093.8 sq. feet)



Total area: approx. 101.6 sq. metres (1093.8 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com.  
Direct Dial 07973 205 007  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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