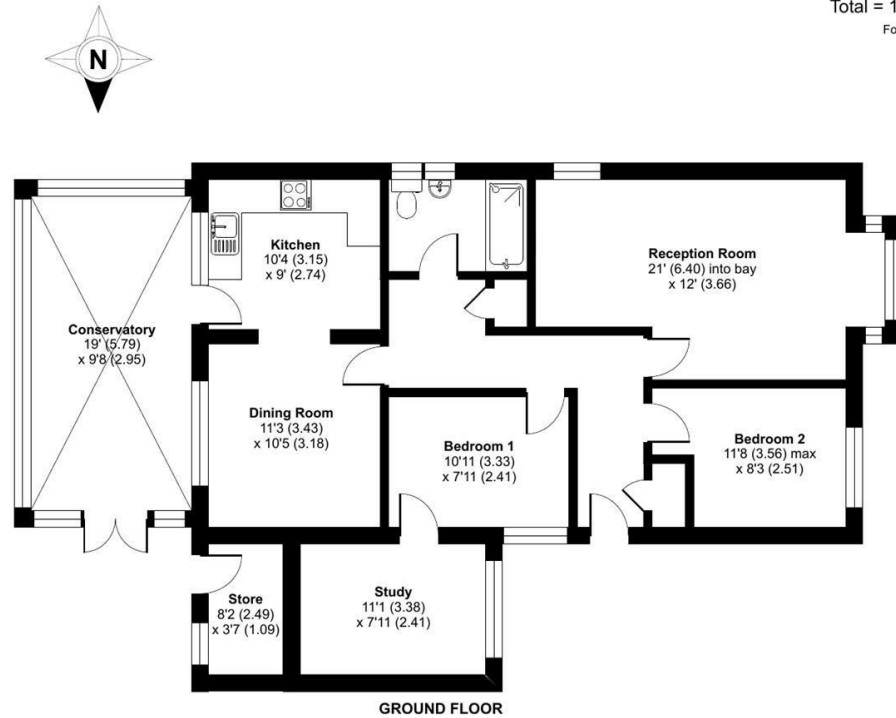


FOR SALE

3 Derwen, Chirk, Wrexham, LL14 5BZ



Approximate Area = 1111 sq ft / 103.2 sq m
Store = 25 sq ft / 2.3 sq m
Total = 1136 sq ft / 105.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © nichcom 2025. Produced for Halls. REF: 1341031



FOR SALE

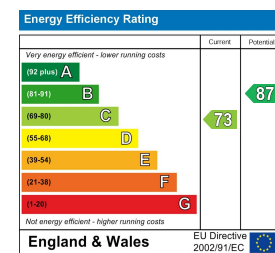
Offers in the region of £270,000

3 Derwen, Chirk, Wrexham, LL14 5BZ

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A well-presented two-bedroom detached bungalow set in a quiet cul-de-sac in the popular town of Chirk. Offering spacious and versatile accommodation, this home is perfect for those seeking comfortable single-level living close to local amenities and excellent transport links.



01691 670320

Oswestry Sales
20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestry@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

Oswestry - 7.3 miles, Wrexham - 9 miles, Shrewsbury - 24 miles, Chester - 20 miles



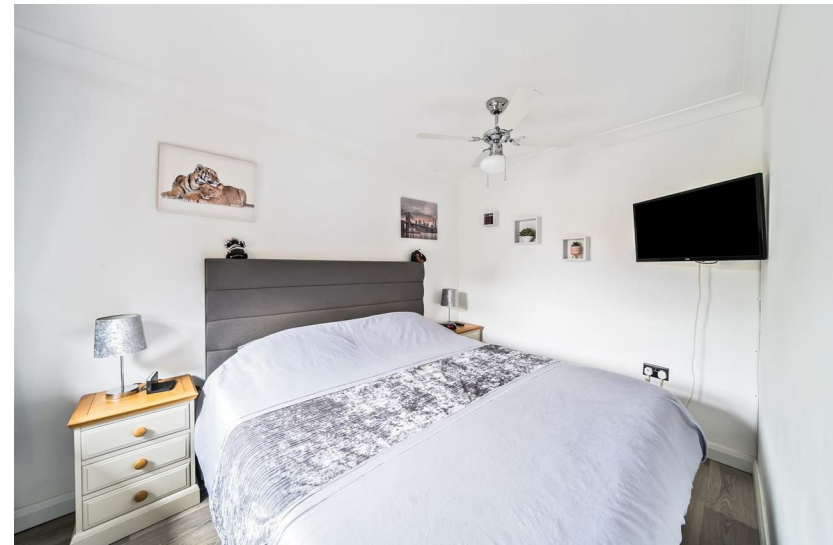
2 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Detached bungalow in popular cul-de-sac
- Spacious living room with bay window
- Separate dining room & modern fitted kitchen
- Conservatory overlooking the garden
- Driveway parking for several vehicles
- Convenient location close to Chirk amenities

W3W

///honeybees.landowner.laces

DIRECTIONS

Head down Leg Street and follow it onto Beatrice Street for about 1.7 miles. At Five Crosses, take the 1st exit onto the A483/A5 and continue for 2.5 miles. At Gledrid Roundabout, take the 2nd exit onto Chirk Road and follow for 2.2 miles. Turn right onto Crogen and continue for 0.4 miles, then go onto Cilcoed for a short distance before turning left onto Derwen, where the property will be on the right.

SITUATION

The town of Chirk has an excellent range of local facilities to include Convenience Stores, Train Station, Infant and Primary School and Parish Church, all of which go to serve the localities day to day needs. Larger shopping facilities are available in Wrexham (9 miles) and Oswestry (7 miles) whilst the A5 trunk road gives easy access to other centres of employment such as Shrewsbury, Telford and the Midlands and Wrexham, Chester and the Wirral to the North West.

SCHOOLING

The town of Chirk is home to Ysgol y Waun, a welcoming and community-focused primary school catering for younger children, alongside Pentre Church in Wales Primary School nearby.

For secondary education, pupils typically fall within the catchment for Ysgol Rhiwabon, a well-regarded comprehensive offering a broad curriculum and range of extracurricular activities. Independent schools such as Moreton Hall and Ellesmere College provide further choice, while additional options can be found in Wrexham and Shrewsbury, covering both state and private sectors.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these have been tested by Halls.

TENURE

Freehold. Purchasers must confirm via their solicitor.

LOCAL AUTHORITY

Wrexham County Borough Council.

COUNCIL TAX

The property is currently banded in Council Tax Band D.

VIEWINGS

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

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 (including 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.

