

BOWEN

PROPERTY SINCE 1862



Offers in the Region Of £189,995

15 Plas Y Waun, Chapel Lane, Chirk,
Wrexham, LL14 5NP

🛏 3 Bedrooms

🚿 2 Bathrooms

15 Plas Y Waun, Chapel Lane, Chirk, Wrexham, LL14 5NP



General Remarks

A well maintained three bedroom semi detached property situated in the corner of a quiet cul-de-sac in Chirk. The property benefits from well planned living accommodation which includes a good sized kitchen/diner and useful sun room leading from the lounge to the rear gardens. The master bedroom includes an en suite shower room with the remaining two bedrooms served by the main bathroom. It is offered for sale with vacant possession on completion or subject to the occupation contract currently in place, depending on the purchaser's requirements.

Location: The property is situated in a small development of similar properties within walking distance of the centre of Chirk. The town has a good range of local shops, Post Office, Bank, Public Houses and excellent Infant and Junior Schools. Easy access onto the A5/A483 provides links to the the larger towns of Oswestry, Wrexham, Shrewsbury and the City of Chester. The town has an excellent bus service and a train station providing services to Birmingham and Manchester.

Accommodation

A part glazed uPVC door at the front of the property leads into:

Entrance Hallway: Stairs to first floor landing, radiator, wood flooring and door off to:

Kitchen/Diner: 15' 9" x 10' 5" (4.81m x 3.17m)
Tiled flooring, matching wall and base units with work top surface above and tiled surrounds. Single electric oven with 4-ring gas hob and stainless-steel extractor hood above. Composite sink and drainer,

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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.

radiator, integrated fridge/freezer, space and plumbing for washing machine and dishwasher.

Inner Hallway: Under stairs store cupboard and doors off to:

Cloakroom: 5' 9" x 3' 4" (1.75m x 1.01m) Tiled flooring, low level flush w.c., pedestal wash hand basin, radiator and extractor fan.

Living Room: 13' 9" x 11' 1" (4.19m x 3.38m) Carpeted floor covering, internet and TV points, radiator, coving to ceiling and opening into:

Sun Room: 7' 5" x 7' 5" (2.26m x 2.25m) Carpet floor covering, dual aspect with patio doors to rear elevation, radiator and coving to ceiling.

Stairs to First Floor Landing: Airing cupboard with slatted shelving, access to loft space and doors off to:

Bedroom 1: 13' 9" x 11' 9" (4.20m x 3.59m) Carpeted floor covering, radiator and door to:

En-suite: 6' 11" x 3' 3" (2.11m x 0.99m) Suite comprising fully tiled shower cubicle with electric shower, pedestal wash hand basin and low level





flush w.c. Vinyl floor covering, radiator and extractor fan.

Bedroom 2: 9' 11" x 7' 0" (3.03m x 2.13m)
Carpeted floor covering and radiator.

Bedroom 3: 7' 11" x 6' 5" (2.41m x 1.96m)
Carpeted floor covering and radiator.

Bathroom: 6' 11" x 5' 7" (2.12m x 1.71m) Suite comprising panel bath, pedestal wash hand basin and low level flush w.c. Vinyl floor covering, partly tiled walls and radiator.

Outside: To the front the property is approached over a tarmac drive offering parking for two vehicles, beyond is a small lawn and stone area with shrubs. The side of the property is accessed through a timber gate with a further lawn area and metal shed, the rear is mainly laid to slate with a small patio area and timber fencing surround.

EPC Rating: EPC Rating - Band 'C' (78).

Council Tax Band: Council Tax Band - 'D'.

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

Tenure: We are informed that the property is freehold.

Occupation Contract: The property is currently let subject to an Occupation Contract under the Renters Rights Act. The current rent is £900.00 per calendar month should an investment buyer be interested in purchasing the property subject to the current rental.

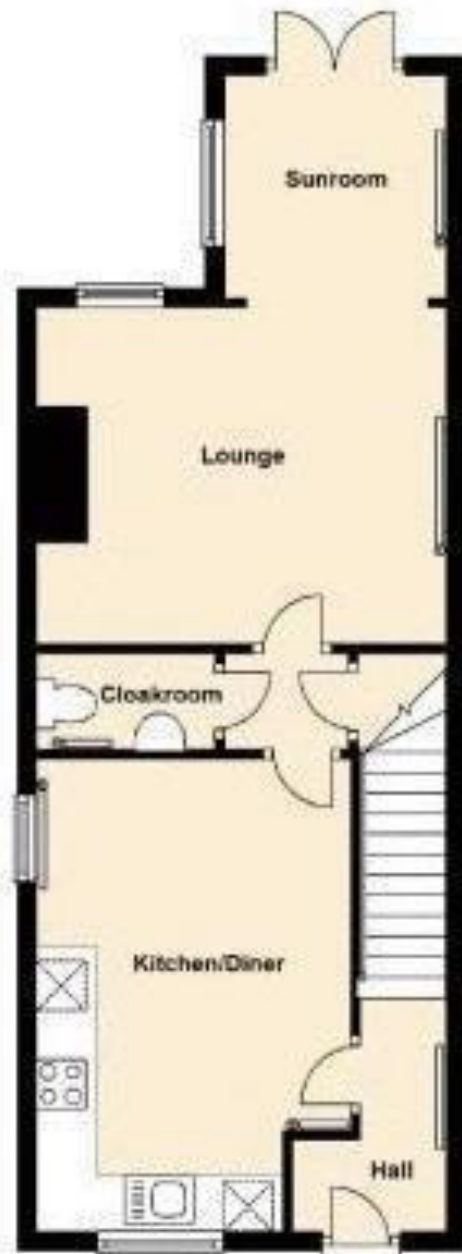
Services: We are informed that the property is connected to mains gas, electricity, water and drainage supplies.

Directions: Upon entering Chirk heading North from Oswestry proceed along Church Street thereafter Holyhead Road (B5070) for roughly 1/2 mile, before turning right on Chapel Lane. Take the first right into Plas Y Waun and proceed to the end of the road, where the property can be identified in the left-hand corner.



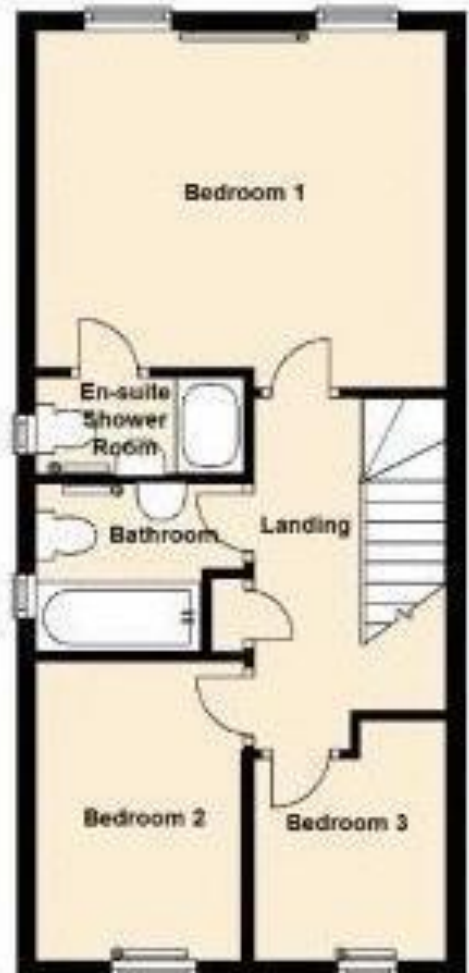
Ground Floor

Approx. 42.6 sq. metres (459.9 sq. feet)



First Floor

Approx. 57.9 sq. metres (622.2 sq. feet)



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