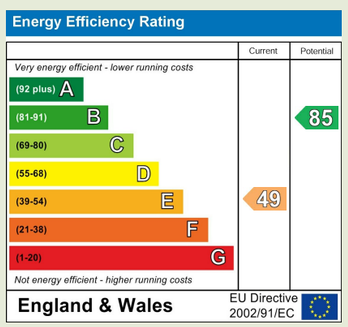


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Halls. REF: 1296855



Property to let? We would be delighted to provide you with a free, no-obligation rental valuation. Please contact your local Halls office to make an appointment.

Do you require lettings or property management advice? We can guide you through the process, inc. tenant find, rent collection, let-only and fully managed services. Details can be provided upon request.

Do you require compliance advice? We can recommend independent, accredited professionals to assist with EPCs, gas safety, electrical safety, and other statutory requirements. Details can be provided upon request.

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Halls 1845

ELLESMERE LETTINGS

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IMPORTANT INFORMATION - 1. These particulars have been prepared in good faith to provide a fair overview of the property. Please request clarification of any matters important to your decision. **2.** No warranty is given regarding the property's structural condition or the working order of services, appliances, equipment or facilities, which have not been tested unless stated otherwise. Purchasers should arrange appropriate inspections and surveys. **3.** Photographs show selected areas only. Contents shown may not be included, and the property's appearance may have changed. No assumptions should be made about areas not photographed. **4.** All measurements, areas, aspects and distances are approximate and provided for guidance. Purchasers should verify any measurements critical to their requirements. **5.** Photographs, images, videos and other marketing materials may be digitally created or enhanced, including using artificial intelligence (AI). Such materials are illustrative and may not show the property exactly as it appears. Purchasers should verify details through inspection and enquiries. **6.** References to planning permissions or potential uses are provided in good faith. Purchasers should independently verify their accuracy and suitability with the relevant authorities before purchase. **7.** Descriptive opinions are given in good faith and should not be treated as guarantees. Purchasers should make appropriate enquiries to establish whether the property meets their requirements. **8.** Anti-Money Laundering (AML) checks are required by law. Halls Holdings Ltd charges £36 (including VAT) per purchaser for these checks. **9.** Halls Holdings Ltd may receive referral fees or commissions for introducing third-party services, including financial services, surveyors, solicitors and tradespeople. Such arrangements are disclosed in accordance with legal and regulatory requirements. Referral fees do not increase the cost of these services to you. For details, contact Halls Holdings LTD on 01743 450700.

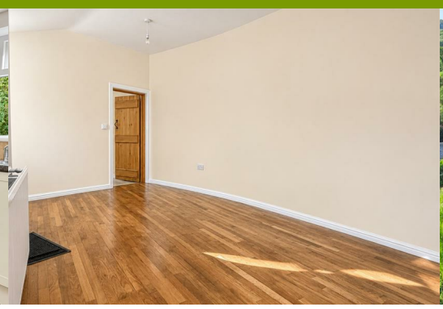


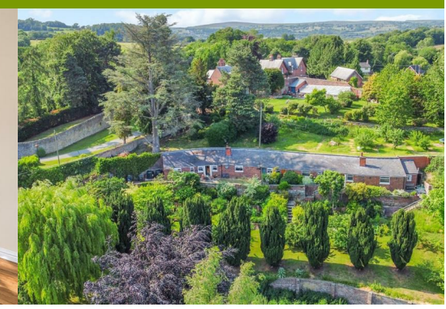
Halls 1845

1 WEST BUNGALOWS

CHIRK | WREXHAM | | LL14 5AS







A characterful grade II listed semi-detached one-bedroom bungalow boasting well presented living accommodation and elevated views across the former estate ground; benefitting from an allocated parking space and peacefully situated in a quaint hamlet on the outskirts of Chirk.

£650 Per Calendar Month







1 1 1 E

- **Character Property**
- **Bungalow**
- **Freshly Decorated**
- **Grade II Listed**
- **Parking Space**
- **Idyllic Location**

DESCRIPTION

1 West Bungalows is idyllically positioned in a private and secluded position within the hamlet of Whitehurst Gardens, formerly part of the Chirk Castle Estate and conveniently positioned for access to the village of Chirk, which enjoys a range of day to day amenities, including Schools, Convenience Stores, Public Houses, and Eateries, alongside the renowned Chirk Castle, which is now now under National Trust ownership. The county centre of Wrexham lies around 10 miles to the north and offers a wider selection of facilities, including cultural and artistic attractions.

The property has been subject to a recent scheme of improvement works and now offers well presented single-storey living accommodation extending to over 600 sq ft, whilst comprising a Living Room, Kitchen/Dining Room, and a large double bedroom served by an adjoining bathroom.

The property is approached over a driveway shared with 2 West Bungalows onto a dedicated parking area where the property's allocated space is situated. Externally, the property enjoys a terraced area to the front, which offers scope for seating space, with elevated views across the former estate grounds.

W3W

///strength.model.rebel

HOLDING DEPOSIT

A holding deposit equal to one week's rent will be due upon application.

SECURITY DEPOSIT

A security deposit equal to five weeks' rent will be due to be held by the DPS.

TERMS

The property will be offered on an initial six month Occupation Contract.

Pets to be declared prior to vieiwng.

SERVICES

We understand the property benefits from mains water and electric. Drainage is to a private system and the heating is oil-fired.

LOCAL AUTHORITY

Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY.

COUNCIL TAX

The property is shown as being within council tax band B on the local authority register.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

