

A two-story stone cottage with a modern conservatory and solar panels on the roof. The house features a mix of traditional stone walls and modern white and dark grey window frames. The conservatory is made of wood and glass, and the roof is covered with solar panels. The garden is well-maintained with a lawn, various plants, and a large green hedge.

# BOWEN

PROPERTY SINCE 1862

Asking Price £270,000

3 Bedrooms 1 Bathroom

3 Woodside Cottages, Chirk,  
Wrexham LL14 5AY

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### General Remarks

Occupying a sought after semi-rural location, but with excellent road links, this three bedroom cottage boasts a wealth of character features and enjoys pleasant views of the nearby hills. The mature and substantial rear garden is another major selling point, as is off road parking to the front of the property. In recent times the energy rating has improved thanks to replacement double glazed windows, an air source heat pump and solar panels. Internally the living accommodation briefly comprises a utility room, downstairs w.c., kitchen/breakfast room, spacious living room with French doors leading out to the rear garden, garden room, landing, two double bedrooms, good size single bedroom and a family bathroom complete with a four piece white suite. An early viewing could not come more highly recommended.



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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.

## Accommodation

### On The Ground Floor:

**Utility Room:** 9' 5" x 8' 8" (2.88m x 2.65m) PVCu double glazed door and window to the front elevation. Wall and base units with complementary work surfaces. Sink with mixer tap. Plumbing for washing machine. Wall tiling. Tiled floor. Exposed stone feature wall. Cupboard housing a hot water tank.

**Downstairs WC:** Low level w.c. Tiled floor.

**Kitchen/Breakfast Room:** 12' 0" x 11' 11" (3.67m x 3.63m) PVCu double glazed window to the front elevation. Base units with granite work-tops. Ceramic sink with mixer tap. Space for a range-style cooker. Radiator. Tiled floor. Exposed stone feature wall. Arch through to:

**Living Room:** 22' 3" x 11' 7" (6.78m x 3.53m) PVCu double glazed French doors to the rear elevation. PVCu double glazed door to the rear elevation. Radiator. Fire recess with inset wood-burner and hearth. Wood-effect flooring.

**Garden Room:** 9' 5" x 8' 6" (2.86m x 2.60m) PVCu double glazed windows to the side and rear elevations. Double glazed French doors to the side elevation. Tiled-effect flooring.

### On The First Floor:

**Landing:** Attic hatch. Linen cupboard.

**Bedroom 1:** 11' 10" x 11' 9" (3.61m x 3.58m) PVCu double glazed window to the rear elevation. Radiator.

**Bedroom 2:** 12' 0" x 11' 10" (3.67m x 3.60m) PVCu double glazed window to the front elevation. Radiator.

**Bedroom 3:** 8' 8" x 8' 4" (2.65m x 2.55m) PVCu double glazed window to the rear elevation. Radiator. Exposed stone feature wall.

**Bathroom:** 8' 6" x 5' 7" (2.58m x 1.71m) PVCu double glazed window to the front elevation. White four piece suite comprising a roll-top bath, shower cubicle, wash hand basin and low level w.c. Wall tiling. Heated towel rail.

**Outside:** To the front of the property there is a driveway providing Off-Road Parking together with a low maintenance garden. The rear garden is a particularly good size and is predominantly laid to lawn bordered by numerous mature plants and shrubs with fruit trees at the bottom of the garden. The rear garden also enjoys pleasant rural views of the nearby hills.

**Services:** There is mains electricity to the property. The septic tank is shared with the neighbours. The property is heated via radiators feeding off the air source heat pump in the front garden.

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

**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating - Awaited.

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









**Directions:** For satellite navigation purposes use the post code LL14 5AY. Proceed out of Wrexham city centre on the Mold Road continuing straight over at the first roundabout and at the second roundabout take the first exit onto the A483 in the direction of Chirk. Once you have reached the Chirk/Halton roundabout, take the first exit and then the third exit at the mini-roundabout. Continue along the lane passing the air strip on the left and the turning for Woodside Cottages will be observed after a short distance on the left-hand side of the road.

## Start your property journey with us today

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