

BOWEN

PROPERTY SINCE 1862



Offers in the Region Of £245,000

18 West View, Chirk, LL14 5HL

🏠 3 Bedrooms 🚿 1 Bathroom

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General Remarks

A spacious and immaculately presented three-bedroom semi-detached property situated within a generously sized plot within walking distance of all local amenities. The property has been much improved by the current owner and now provides most comfortably appointed living accommodation alongside private gardens and off road parking provision. The open plan Kitchen/Diner which links with the Garden Room is a most notable feature. The property is warmed by gas fired central heating (boiler located in loft) and is fully double glazed. Early inspection is essential.

Location: The property is located within walking distance of the centre of the popular border town of Chirk. The town has an excellent range of Shops, Post office, Bank, Public Houses and both Infants/Junior school as well as transport to Secondary High Schools. Easy access onto the A5/A483 provides links to the larger towns of Oswestry, Wrexham & Shrewsbury as well as the City of Chester. Chirk also has a railway station providing services to Birmingham & Chester.



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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

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

Hall: 12' 9" x 6' 8" (3.88m x 2.04m) LVT wood effect flooring, radiator, stairs to first floor landing and doors off to:

Living Room: 13' 11" x 13' 0" (4.23m x 3.96m) max Feature fireplace, radiator and TV point.

Kitchen/Diner: 21' 0" x 8' 10" (6.40m x 2.69m) High quality fitted kitchen comprising a range of fitted base/eye level wall units with granite worktops over and inset stainless-steel sink unit. Integrated double oven with halogen hob above, integrated fridge, granite upstands and window sill, LVT wood effect flooring to Kitchen area, radiator, door to Utility and opening into Dining area with radiator opening into:

Garden Room: 9' 3" x 8' 10" (2.82m x 2.68m) max Radiator, TV point and glazed doors to rear patio.

Utility: 14' 9" x 10' 0" (4.50m x 3.05m) Range of fitted base units with worktops over and stainless-steel sink/drainer. Integrated freezer, space/plumbing for washing machine and tumble dryer, radiator, tiled flooring, door to rear gardens and internal door to:

Cloakroom: 4' 7" x 2' 6" (1.39m x 0.75m) Low level flush w.c. and tiled floor.

Stairs to first floor landing: Airing cupboard housing hot water cylinder/slatted shelving, access to partly boarded loft space via loft ladder (gas fired boiler located in loft) and doors off to:

Bedroom 1: 11' 9" x 11' 7" (3.57m x 3.54m) Built in storage cupboards, radiator and TV point.

Bedroom 2: 14' 1" x 8' 11" (4.28m x 2.72m) Built in storage cupboard, radiator and TV point.

Bedroom 3: 8' 11" x 7' 10" (2.72m x 2.40m) Built in over stairs storage cupboard and radiator.

Bathroom: 6' 8" x 5' 7" (2.03m x 1.69m) Suite comprising panel bath with electric shower over, pedestal wash hand basin and low level flush w.c., radiator, vinyl flooring and part tiled walls.

Outside: At the front of the property there is a driveway providing parking provision bordered by gravelled beds, slate chipped beds, hedges, walls and fencing. Gates at the side provide pedestrian access to the rear gardens where a Detached Single Garage is located. Adjoining the property is a large paved patio with lawns beyond bordered by slate chipped beds, mature trees and shrubs. An additional area of lawned gardens is located beyond the Laurel Hedges.

EPC Rating: EPC Rating 60|D

Council Tax Band: Council Tax Band - 'C'.

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

Tenure: We are informed that the property is freehold subject to vacant possession on completion.

Services: We are informed that the property has mains electricity, gas, water and drainage connections.

Directions: From the centre of Chirk proceed North on the B5070 towards Llangollen. The property will then be found on the right hand side, as identified by the agent's For Sale board.



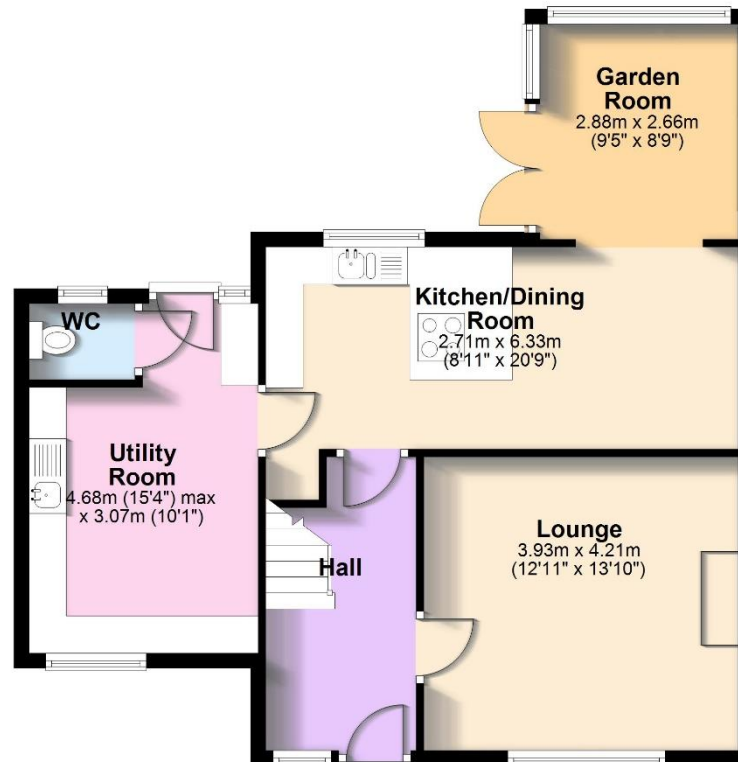






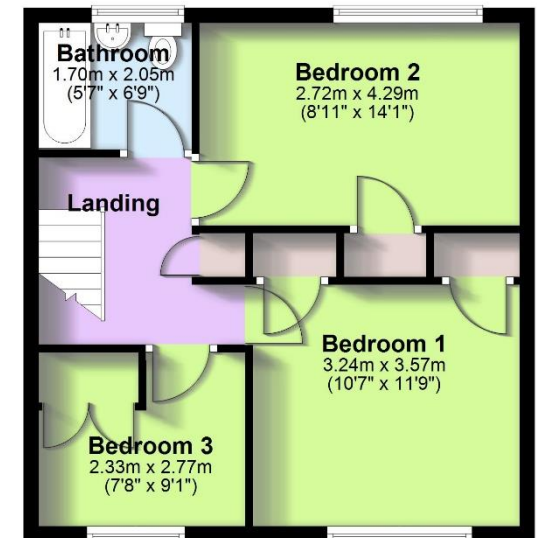
Ground Floor

Approx. 65.4 sq. metres (704.1 sq. feet)



First Floor

Approx. 43.4 sq. metres (467.2 sq. feet)



Total area: approx. 108.8 sq. metres (1171.3 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.