

Town & Country

Estate & Letting Agents

Derwen, Chirk, Wrexham

£275,000



Situated in the popular town of Chirk, this beautifully presented two-bedroom detached bungalow offers spacious and versatile accommodation, ideal for those seeking single-storey living. The property features a generous living room with a feature fireplace, a stylish fitted kitchen with integrated appliances, a separate dining room, and an impressive conservatory complete with a log-burning stove, creating an excellent additional reception space overlooking the garden.

The accommodation is complemented by a modern family bathroom, a principal bedroom with adjoining dressing area, a second well-proportioned bedroom, and a useful external utility room. Outside, the property enjoys attractive front and rear landscaped gardens, ample off-road parking via a private driveway, and gated access to the rear. The enclosed rear garden offers a combination of paved seating areas, artificial lawn, mature planted borders and a timber garden shed, making it ideal for relaxing and entertaining.

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345

DESCRIPTION

Situated in the popular town of Chirk, this beautifully presented two-bedroom detached bungalow offers spacious and versatile single-storey living. The accommodation includes a generous living room with a feature fireplace, a stylish fitted kitchen with integrated appliances, a separate dining room, a modern bathroom, two well-proportioned bedrooms, including a principal bedroom with dressing area, and a superb conservatory with a log-burning stove. Externally, the property benefits from landscaped front and rear gardens, ample driveway parking, a useful utility room, and an attractive enclosed rear garden with patio seating areas and an artificial lawn.



LOCATION

The property is situated in the sought-after town of Chirk, offering an excellent range of local amenities including shops, supermarkets, cafés, schools and healthcare facilities. Chirk is renowned for its historic castle and aqueduct, both forming part of the UNESCO World Heritage Site, and provides beautiful countryside walks nearby. The town benefits from excellent transport links, including a railway station with direct services to Wrexham, Shrewsbury and Chester, together with easy access to the A5 and A483, making it an ideal location for commuters.

ENTRANCE HALL

The property is entered via an opaque UPVC double-glazed front door opening into a welcoming entrance hall with attractive woodgrain-effect laminate flooring and recessed ceiling spotlights. Access to the loft is provided via a retractable ladder. Internal light veneer doors lead to a cloaks/storage cupboard, a second cupboard housing the Worcester gas combination boiler, the living room, dining room, bathroom and both bedrooms.



LIVING ROOM

21'2 x 11'6 (max)

A bright and spacious reception room featuring a bay window to the front elevation and a further window to the side, allowing for plenty of natural light. The room benefits from two radiators and a feature marble fireplace incorporating an electric fire.



DRESSING ROOM

10'6 x 7'8

Accessed from the hallway, the dressing area features a side-facing window, radiator and recessed ceiling spotlights, with an open archway leading into the main bedroom.



BEDROOM TWO

7'7 x 11'8

A further well-proportioned bedroom with a front-facing window and radiator.



BEDROOM ONE

A comfortable double bedroom with a front-facing window and radiator beneath.



BATHROOM

7'8 x 5'6

The contemporary bathroom is fitted with a modern three-piece suite comprising a panelled bath with mixer tap, thermostatic shower over and curved glass shower screen, pedestal wash hand basin and dual-flush low-level WC. The room is finished with fully tiled walls, ceramic tiled flooring, a chrome heated towel radiator with integrated mirror, two

opaque side-facing windows, recessed ceiling spotlights and an extractor fan.



DINING ROOM

10'2 x 10'8

Featuring woodgrain-effect flooring, recessed ceiling spotlights, a radiator beneath the internal window overlooking the conservatory, and an open archway leading into the kitchen.



KITCHEN

8'6 x 10'2

The woodgrain-effect flooring continues into the stylish fitted kitchen, which offers a range of white gloss wall, base and drawer units complemented by stainless steel handles and wood-effect work surfaces. A stainless steel single drainer sink with mixer tap sits beneath the window, with tiled splashbacks. Integrated appliances include a stainless steel electric oven, electric hob with extractor hood above, dishwasher and washing machine. A UPVC double-glazed door and window provide access to the conservatory.



CONSERVATORY

18'4 x 10

Constructed on a low brick base with UPVC double-glazed windows and integrated French doors opening onto the rear garden. The conservatory benefits from porcelain tiled flooring, a radiator and a feature log-burning stove, creating an excellent additional reception space.

UTILITY ROOM

7'8 x 3'2

Accessed externally from the rear garden via a UPVC double-glazed door, the utility room provides work surface space with plumbing for a washing machine and shelving above.



EXTERNALLY

To the front of the property are well-maintained lawned and shrubbed gardens with a brick-block pathway leading to the front entrance and continuing along the right-hand side. To the left-hand side is a generous driveway providing ample off-road parking, with gated access leading to the rear garden. An external light is positioned to the right of the front door.

The attractive rear garden has been thoughtfully landscaped to provide brick-block pathways and a paved patio area, together with a slightly raised seating terrace. An artificial lawn is bordered by decorative golden gravel beds planted with a variety of mature shrubs and trees. A timber garden shed is

positioned in the rear right-hand corner. The garden also benefits from external lighting, power points and an outside water tap.



Services

The agents have not tested any of the appliances listed in the particulars.

Freehold

Council Tax Band - D (£2193 Per Year)

Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer

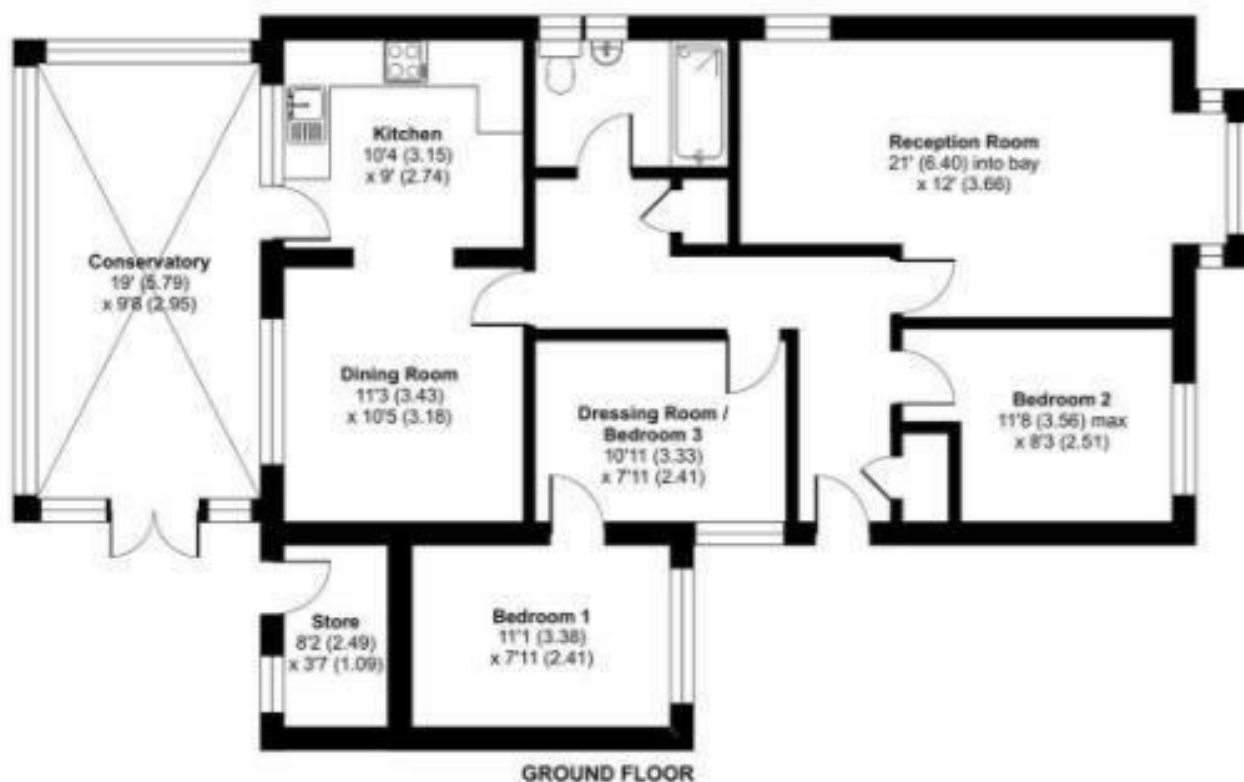
If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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