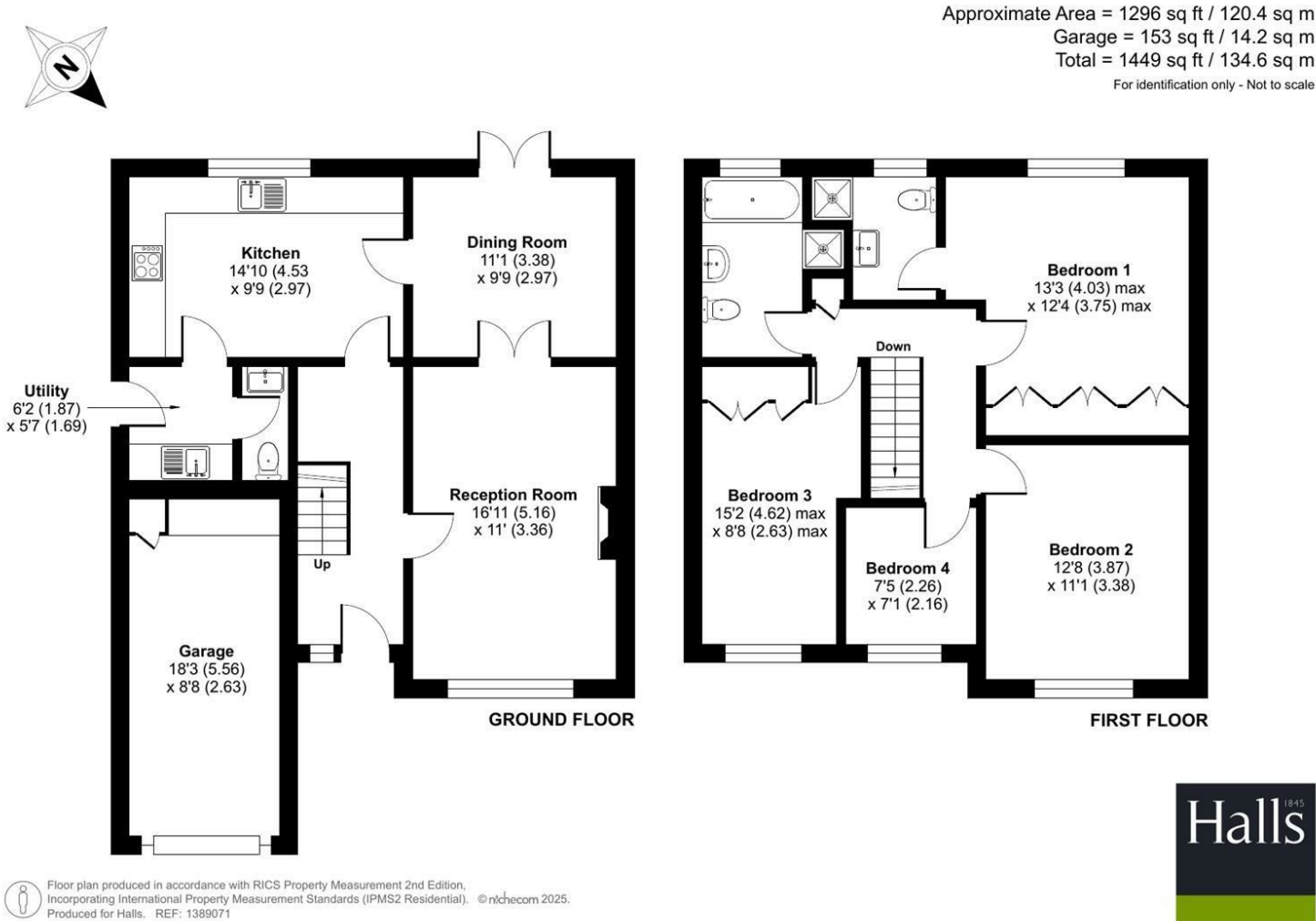


FOR SALE

12, The Nurseries Maes Y Waun, Chirk, Wrexham, LL14 5NQ



FOR SALE

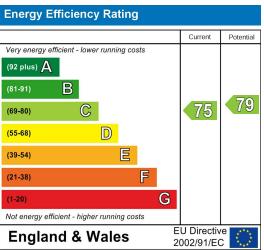
Offers in the region of £385,000

12, The Nurseries Maes Y Waun, Chirk, Wrexham, LL14 5NQ

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



12, The Nurseries is a well-presented four-bedroom detached family home set within a popular residential development in Chirk. The property offers approximately 1,296 sq ft of well-balanced accommodation including two reception rooms, a fitted kitchen with utility, four bedrooms and a family bathroom. Externally, it benefits from an integral garage, driveway parking and a generous enclosed rear garden with lawn and decked seating area. Conveniently located for local amenities, schooling and transport links, the property is ideally suited to modern family living.



01691 670320

Oswestry Sales
20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestry@hallsgb.com



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2 Reception
Room/s



4 Bedroom/s



3 Bath/Shower
Room/s



- **Well-presented four-bedroom detached family home**
- **Popular and well-established residential location in Chirk**
- **Generous enclosed rear garden with decking and patio areas**
- **Convenient for local amenities, schooling and transport links**
- **Well-balanced accommodation including two reception rooms, fitted kitchen and utility**

DESCRIPTION

12 The Nurseries is a well-presented and attractively arranged four-bedroom detached family home, occupying a pleasant position within this popular residential development in Chirk. The property offers balanced and versatile accommodation extending to approximately 1,296 sq ft, complemented by an integral garage and well-proportioned gardens, making it ideal for modern family living.

The accommodation is entered via a welcoming entrance hall with staircase to the first floor. To the front is a generous reception room, providing an excellent everyday living space with good natural light. To the rear, a separate dining room enjoys direct access to the garden, creating an ideal space for entertaining and family meals. The kitchen is fitted with a range of units and work surfaces and is supported by a useful utility room with additional storage and access to the side. A ground-floor cloakroom/WC completes the accommodation at this level.

To the first floor, the landing leads to four bedrooms, all of which are well proportioned. The principal bedroom enjoys comfortable dimensions and benefits from its own en-suite bathroom, while the remaining bedrooms are served by the family bathroom and offer flexibility for children, guests or home working. The layout is practical and well suited to a range of buyer requirements.

Externally, the property benefits from a block-paved driveway providing off-road parking and access to the integral garage. To the rear is a generous enclosed garden, laid mainly to lawn with a timber decked seating area, offering a good degree of privacy and an excellent space for outdoor enjoyment.

Overall, this is a well-balanced and appealing family home, conveniently positioned for Chirk’s amenities, schooling and transport links, and offered in good order throughout.

OUTSIDE

To the front, the property is approached over a block-paved driveway providing off-road parking and access to the integral garage, with a small lawned area enhancing the kerb appeal.

To the rear is a generous, fully enclosed garden enjoying a good degree of privacy. The garden is laid mainly to lawn and is complemented by both a raised timber decked seating area and a small patio area, providing excellent options for outdoor dining, entertaining and relaxation. Mature hedging and fenced boundaries create a secure and private setting, making the garden ideal for families and keen gardeners alike.

DIRECTIONS

From Oswestry, take the A5 in the direction of Wrexham. Continue along the A5, passing through Gobowen, and proceed towards Chirk. At the Halton Roundabout, take the exit signposted for Chirk and follow the road into the town. Continue ahead and turn into Maes Y Waun, then follow the road into The Nurseries, where the property will be found after a short distance, clearly identified by a Halls For Sale board.

W3W

What3Words:///dote.monorail.snipped

SITUATION

12, The Nurseries occupies a pleasant position within a popular and well-established residential development on the edge of Chirk, a highly regarded town close to the Shropshire–Wrexham border. Chirk offers a good range of everyday amenities including shops, cafés, public houses, a supermarket, primary schooling and healthcare facilities.

The area is particularly well known for Chirk Castle, the Llangollen Canal and surrounding countryside, providing excellent opportunities for walking and outdoor recreation. More extensive facilities are available in Oswestry, Wrexham and Llangollen, all of which are easily accessible.

The property is conveniently placed for commuters, with good road links via the A5 and A483, and a mainline railway station at Chirk providing connections to Shrewsbury, Chester and beyond.

SCHOOLING

The property is well placed for a range of local schooling options. Chirk benefits from primary education within the town, while secondary schooling is available nearby, including Chirk School & Community College. Further educational facilities can be found in Oswestry and Wrexham, offering a broader choice of state and independent schools.

SERVICES

Mains electricity, gas, water and drainage are understood to be connected. The property also benefits from a recently installed boiler.

TENURE

We understand the property is held on a freehold basis. Prospective purchasers should verify this information with their legal advisers.

LOCAL AUTHORITY

Wrexham County Borough Council.

COUNCIL TAX

Band E (Wrexham County Borough Council).

VIEWINGS

Strictly by prior appointment with Halls Estate Agents, Oswestry.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.