

FOR SALE

Ty Dol Pentre, Chirk, LL14 5AW



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Halls. REF: 1372264



FOR SALE

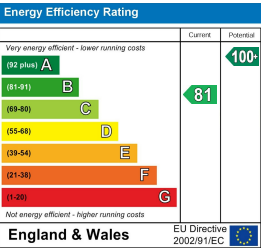
Offers in the region of £550,000

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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



Nestled in the charming village of Chirk, Wrexham, this delightful bungalows offers a picturesque setting, surrounded by the stunning Welsh countryside, making it an ideal retreat for those seeking a peaceful lifestyle while still being within easy reach of local amenities.



01691 670320

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



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2 Reception
Room/s



3 Bedroom/s



3 Bath/Shower
Room/s



- **Stunning open-plan kitchen, dining and sitting room.**
- **Integral garage, utility room and ample driveway parking.**
- **Attractive gardens with open countryside views.**
- **High-quality contemporary finishes throughout.**
- **Close to local amenities.**
- **Great transport links.**

The principal bedroom suite enjoys a dressing room and a contemporary en-suite shower room, offering an excellent degree of privacy and comfort. There are two further well-proportioned double bedrooms, one with an ensuite and the other being served by a stylish family bathroom with both a bath and separate shower, making the layout particularly well suited for visiting guests or multi-generational living.

A useful utility room adjoins the kitchen and provides access to the large integral garage, offering excellent storage and practical everyday functionality.

Externally, the property benefits from a wide driveway, generous lawned gardens and fenced boundaries, with the rear enjoying open views across neighbouring fields, providing a wonderful sense of space and countryside living while remaining close to the amenities of Chirk.

Overall, this is a high-quality modern bungalow offering exceptional space, versatile accommodation and a semi-rural setting, perfectly positioned for easy access to Chirk, Oswestry, Wrexham and the A5, making it a rare and highly desirable opportunity.

LOCATION

Chirk is a popular and historic market town set on the Welsh–Shropshire border, offering an excellent range of everyday amenities including shops, cafés, supermarkets, schools and a railway station with direct links to Wrexham, Chester, Shrewsbury and Birmingham. Surrounded by beautiful countryside and close to the Llangollen Canal, Chirk Castle and the Aqueduct, the town combines scenic surroundings with excellent transport links via the A5 and A483, making it an ideal location for commuters, families and those seeking a relaxed lifestyle with easy access to larger centres.

ROOMS

KITCHEN/SITTING/DINING ROOM
23'10" x 20'3"

SNUG
11'11" x 10'3"

UTILITY
14'1" x 6'9"

BEDROOM ONE
12'9" x 12'1"

DRESSING ROOM
8'5" x 6'11"

ENSUITE

BEDROOM TWO
13'0" x 11'11"

BEDROOM THREE
14'5" x 10'5"

BATHROOM

EXTERNAL

GARAGE
17'10" x 17'10"

GARDEN

LOCAL AUTHORITY
Wrexham County Borough Council.

COUNCIL TAX BAND
Council Tax Band: F

POSSESSION AND TENURE
Freehold with vacant possession on completion.

VIEWINGS
Strictly by appointment with the selling agent.

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.