

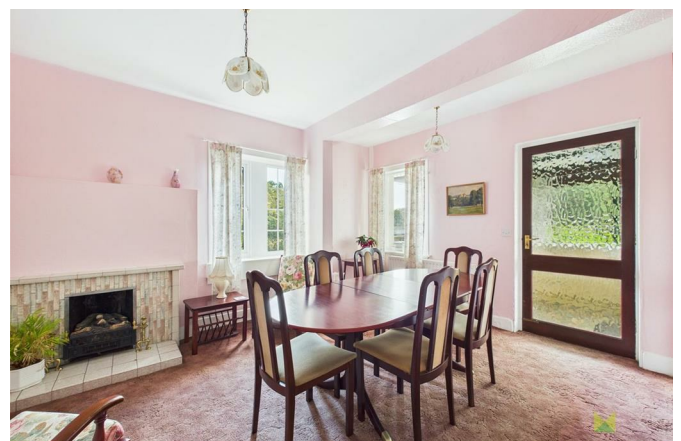
# 1 Station Avenue Chirk Wrexham LL14 5LU



2 Bedroom House  
Offers In The Region Of £300,000

## The features

- FABULOUS PERIOD MEWS HOME
- ENVIABLE LOCATION CLOSE TO THE TOWNS FACILITIES
- RECEPTION HALL, LOUNGE AND SEPARATE DINING ROOM
- KITCHEN WITH ASPECT OVER THE GARDENS
- 2 DOUBLE BEDROOMS AND LARGE BATHROOM
- SCOPE FOR EXTENSION SUBJECT TO CONSENTS
- ENCLOSED GARDENS
- EARLY VIEWING HIGHLY RECOMMENDED.



### **\*\*\* FABULOUS TWO BEDROOM CHARACTER HOME \*\*\***

**A unique opportunity to purchase this charming period, two bedroom Mews home which has been cherished by the current owner and offers some scope for modernisation and is perfect for a growing family or those looking to downsize with space.**

**Occupying an enviable position in the desirable village of Chirk, offering a wealth of amenities and ease of access to the nearby Market Town of Oswestry.**

**The accommodation briefly comprises of Reception Hall, Lounge, Dining Room, Kitchen, Two Double Bedrooms and Family Bathroom.**

**The property has the benefit of oil central heating, driveway with off road parking and enclosed front and rear gardens. Scope for extension subject to relevant planning permissions and consents.**

#### **Viewings essential.**

#### **Property details**

##### **LOCATION**

Nestled in the charming town of Chirk, this property enjoys a sought-after location on the Welsh-English border. Chirk is renowned for its historic Chirk Castle, picturesque countryside, and the impressive Pontcysyllte Aqueduct, a UNESCO World Heritage Site just minutes away. The town offers a welcoming community feel with a range of local shops, cafés, schools, and amenities, while excellent transport links, including the nearby A5 and railway station, provide easy access to Wrexham, Chester, and Shrewsbury. Surrounded by rolling hills and scenic walks, Chirk combines rural tranquillity with superb convenience, making it an ideal place to call home.

##### **RECEPTION HALL**

Covered entrance with wooden and glazed door to Reception Hall with useful understairs storage, radiator.

##### **LOUNGE**

Well lit with large window to the front aspect, coved ceiling and picture railing. Feature electric fire with surround and hearth. TV and media points. Radiator,

##### **DINING ROOM**

With window to the side and rear aspect. Tiled fireplace with point for fire. Radiator and door leading into.

##### **KITCHEN**

Fitted with base level units comprising of cupboards and drawers with work surface over. Single drainer sink set into base unit, space for freestanding cooker and further space below work surface for fridge. Radiator, windows overlooking rear aspect and door leading out to the Rear Garden.

##### **FIRST FLOOR LANDING**

Staircase leads from the Entrance Hall to the First Floor Landing. Window overlooking the rear garden. Door opening to storage cupboard, further doors leading off,

##### **BEDROOM 1**

A generous double room with window to the front, radiator.

##### **BEDROOM 2**

Another generous double room with window to the rear, radiator.

##### **BATHROOM**

with suite comprising corner panelled bath, shower cubicle, wash hand basin and WC. Complementary tiled surrounds, window, radiator. Double airing cupboard.

##### **FORMER BEDROOM 3/ STUDY**

Formally a 3rd bedroom the space has been changed allowing the bathroom to be extended. Potential to be converted back to a third bedroom or use as a home office/ study area.

##### **OUTSIDE**

To the front of the property there is a driveway providing off road parking for two vehicles. Front garden has been laid with paving for ease of maintenance with feature pond and enclosed with fencing.

The rear garden has a brick built wash house with plumbing, power and lighting. Largely laid with paving and gravel for ease of maintenance, and

having space an option to extend subject to relevant planning and consents. Enclosed with fencing.

## GENERAL INFORMATION

### TENURE

We are advised the property is Freehold . We would recommend this is verified during pre-contract enquiries.

### SERVICES

We are advised that mains water, sewage, electric.

### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band - again we would recommend this is verified during pre-contract enquiries.

### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions` who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

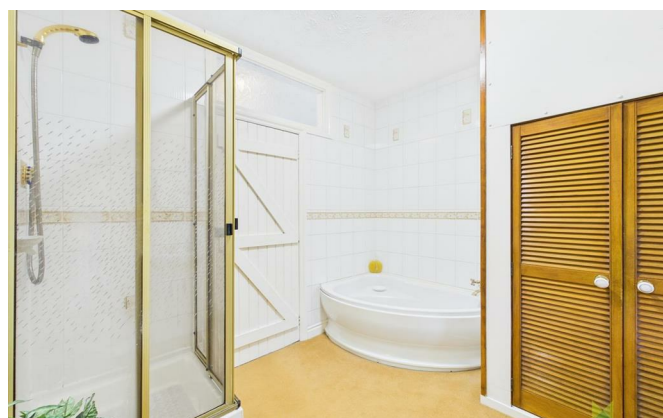
### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.





**MONKS**

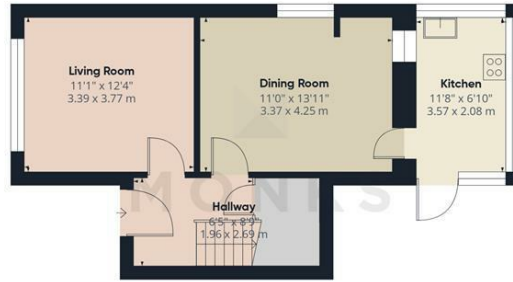


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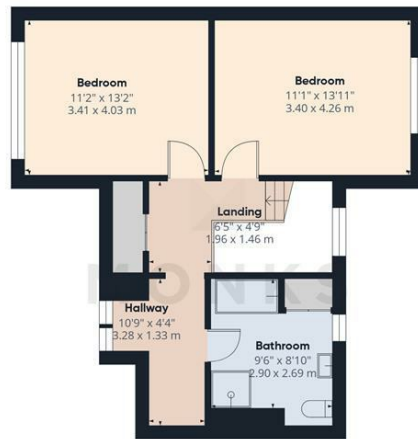
2 Bedroom House

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Floor 0



Floor 1

Approximate total area<sup>®</sup>  
984 ft<sup>2</sup>  
91.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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## We're available 7 days a week


HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic

### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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