

# Town & Country

Estate & Letting Agents

Offa, Chirk, Wrexham

Offers In The Region Of  
£249,950



Located in the sought-after town of Chirk, this exceptional home has been fully renovated back to brick and finished to an outstanding standard. Offering truly move-in-ready accommodation, it has been comprehensively upgraded with a full rewire, new consumer unit, complete re-plumb, Baxi 830 combi boiler, insulated first-floor stud walls and replaced tongue-and-groove floor boards. Finished with smart Hive heating and Ring security, it delivers high-specification, modern and efficient living.

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## DESCRIPTION

Located in sought-after Chirk, this exceptional home has been fully renovated to an outstanding standard and is completely move-in ready. Upgraded throughout with new electrics, plumbing and a Baxi combi boiler, it offers high-spec, modern living with smart heating and security. The well-presented accommodation comprises an entrance hall, living room and open-plan kitchen/dining area. To the first floor, the landing provides access to three bedrooms and a family bathroom, with loft access via a pull-down ladder. There are two double bedrooms, with the third currently used as a walk-in wardrobe but equally suited as a single bedroom or home office. Externally, the driveway offers ample off-road parking, while the rear garden has been recently landscaped with Indian stone paving to create a low-maintenance outdoor space, enclosed by fence panels for privacy.

## LOCATION

Chirk is a charming Welsh border town located in Wrexham County, known for its rich history, welcoming community, and scenic surroundings. Home to the famous Chirk Castle and aqueduct, the town offers a range of local amenities, schools, and transport links, including a railway station and easy access to the A5 and A483. It's an ideal location for those seeking a blend of rural charm and convenience.

## ENTRANCE HALL

Accessed via a secure PVC front door and fitted with a Ring doorbell. The welcoming hallway features a modern designer radiator and provides access to the staircase leading to the first floor.

## LIVING ROOM

12'5" x 12'7"

A stylish and well-appointed main reception room centred around a full-length bespoke media wall with integrated colour-changing LED lighting (TV can be included within the sale). Acoustic-cladded storage has been thoughtfully designed to house consoles and cabling discreetly. There is additional understairs storage, which also accommodates the mains board, gas and electric meters. A large designer radiator provides heating, and a Hive heating programmer offers convenient smart control of the system.

## KITCHEN/DINING

10'6" x 16'8"

An impressive open-plan kitchen and dining area designed for modern family living. The kitchen is fitted with stone shaker-style wall and base units, complemented by 28mm quartz worktops and an under-worktop double bowl sink. Integrated appliances include a washing machine, dishwasher, fridge freezer, oven and grill, cooker hood, and a four-ring induction hob. Bespoke plastered-in LED ceiling lighting and bespoke LED under-cabinet lighting enhance the clean, contemporary finish. A large designer radiator serves the dining area.

## CONSERVATORY

6'1" x 8'0"

Accessed via sliding doors from the kitchen/dining area, the conservatory provides a small additional storage space overlooking the rear garden, finished with fitted lino flooring.

## STAIRWAY / LANDING

A standout feature of the home, incorporating solid oak cladded runners and a contemporary oak and glass banister. The stairs and landing are

carpeted for added comfort while bespoke plastered-in LED profile ceiling lighting enhances the space with a sleek, ambient finish. Solid oak internal doors, finished with black handles and matching hinges, continue the modern design theme throughout. The landing features a contemporary designer radiator and a convenient pull-down loft ladder, providing straightforward access to the attic where a newly fitted Baxi boiler is located.

## BEDROOM ONE

12'3" x 9'6"

A spacious bedroom featuring a large designer radiator and carpeted flooring. The room includes sockets and data for a wall-mounted TV, four ceiling spotlights on a dimmer switch, and a ceiling fan. Five double sockets and two additional USB double sockets provide excellent practicality.

## BEDROOM TWO

10'9" x 9'6"

A well-presented bedroom finished with carpeted flooring and a medium-sized designer radiator. The room benefits from sockets and data points installed for a wall-mounted TV, four ceiling spotlights, one wall light with separate switch, and three double sockets.

## BEDROOM THREE

9'2" x 6'10"

Currently utilised as a walk-in wardrobe, this versatile carpeted room could also serve as a single bedroom or home office. The space features four white ceiling spotlights, four double power sockets, and pre-installed cabling for a PoE CCTV system. Heating is provided by a medium-sized designer radiator.

## EXTERNAL

Externally, the property benefits from

private parking for up to three vehicles, a single garage with power, pre-installed cabling for an EV charger, and a newly laid Indian stone patio finished with brush-in resin grout. The roof has also been recently replaced, complete with a new breathable membrane, Marley modern roof tiles, new battens, eaves trays and fascias.

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

## ADDENDUM

The owner of this property is a member of Town & Country estate agents.

## MORTGAGE ADVICE (WREXHAM)

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.

## SERVICES

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

Tenure: Freehold

Council Tax Band - C

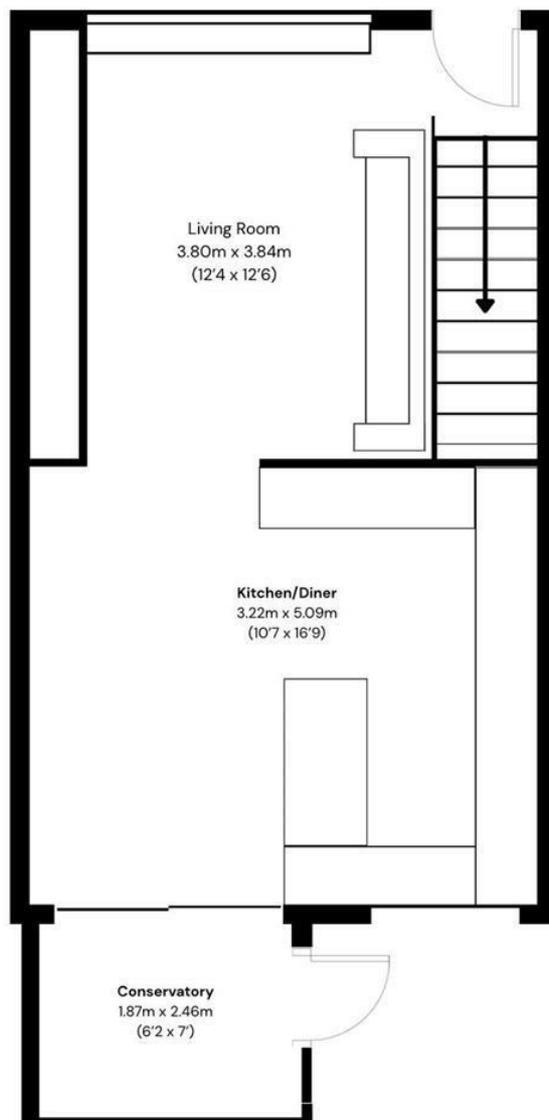
## TO MAKE AN OFFER

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

## VIEWINGS (WREXHAM)

## Ground Floor

Approx 42.2 sq. metres (454.2 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			85
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.