

BOWEN

PROPERTY SINCE 1862



Offers in the Region Of £189,950

22 Longfield, Chirk, Wrexham,
LL14 5PP

🛏 3 Bedrooms

🚿 1 Bathroom

22 Longfield, Chirk, Wrexham, LL14 5PP



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General Remarks

A much improved and immaculately presented three bedroom mid terraced house located just a short walk from the centre of the popular town of Chirk. The rooms are generously sized and there are also front and rear gardens alongside off road parking provision.

The property is warmed by oil fired central heating and is fully double glazed. Early inspection is highly recommended as the property is offered for sale with no onward chain.

Location: The property is situated in an established residential area within walking distance of the centre of Chirk. The town has a good range of local shops, Post Office, Bank, Public Houses and excellent Infant and Junior Schools.

Easy access onto the A5/A483 provides links to the larger towns of Oswestry, Shrewsbury and the cities of Wrexham & Chester. The town has an excellent bus service and a train station providing services to Birmingham and Manchester.

Accommodation

A partially glazed uPVC door leads into:

Hallway: Stairs to first floor landing and doors off to:

Cloakroom: 5' 10" x 2' 10" (1.78m x 0.86m) Low level flush W.C, wash hand basin with vanity unit below, radiator and tiled floor.

Lounge: 13' 0" x 13' 0" (3.97m x 3.95m) Electric fireplace with surround, radiator, tv and telephone points, wood effect flooring and door to:

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Dining Room: 11' 3" x 8' 4" (3.43m x 2.55m)

Wood effect flooring, radiator, partially glazed uPVC door to rear porch and archway to:

Kitchen: 8' 10" x 8' 3" (2.68m x 2.52m) Modern range of fitted base/eye level wall units with work top over and inset 1.5 bowl stainless steel sink/drain. Space for cooker with extractor hood over. Space for fridge, partially tiled walls, wood effect flooring and spot lights to ceiling.

Rear Porch: 5' 9" x 4' 6" (1.76m x 1.38m)

Worcester oil fired boiler, tiled floor and partially glazed uPVC door to garden.

Stairs to first floor landing: Radiator, access to loft space, airing cupboard with hot water cylinder and slatted shelves, separate storage cupboard and doors off to:

Bedroom 1: 13' 0" x 11' 8" (3.97m x 3.56m)

Radiator.

Bedroom 2: 13' 0" x 10' 0" (3.96m x 3.05m)

(max) Radiator.

Bedroom 3: 9' 2" x 6' 5" widening to 9' 5"

(2.80m x 1.95m widening to 2.88m) Built in storage cupboard and radiator.





Bathroom: 9' 6" x 5' 7" (2.89m x 1.70m) Suite comprising panel bath with spa jets, separate shower cubicle with Triton electric shower, pedestal wash hand basin and low level flush W.C. Tiled floor, tiled walls and heated towel rail.

Externally Accessed Utility Room: 7' 2" x 6' 9" (2.19m x 2.07m) (max) Space and plumbing for washing machine and tumble dryer. Accessed via door from side access alleyway.

Outside: The gardens include lawns, driveway and slate chipped/gravelled beds to the front with a concrete path to the road and shared path to the rear gardens. These include lawns, a paved patio, slate chipped beds and mature shrubs.

EPC Rating: EPC Rating - Band 'D' (57).

Council Tax Band: Council Tax Band - C.

Tenure: We are informed that the property is freehold subject to vacant possession upon completion.

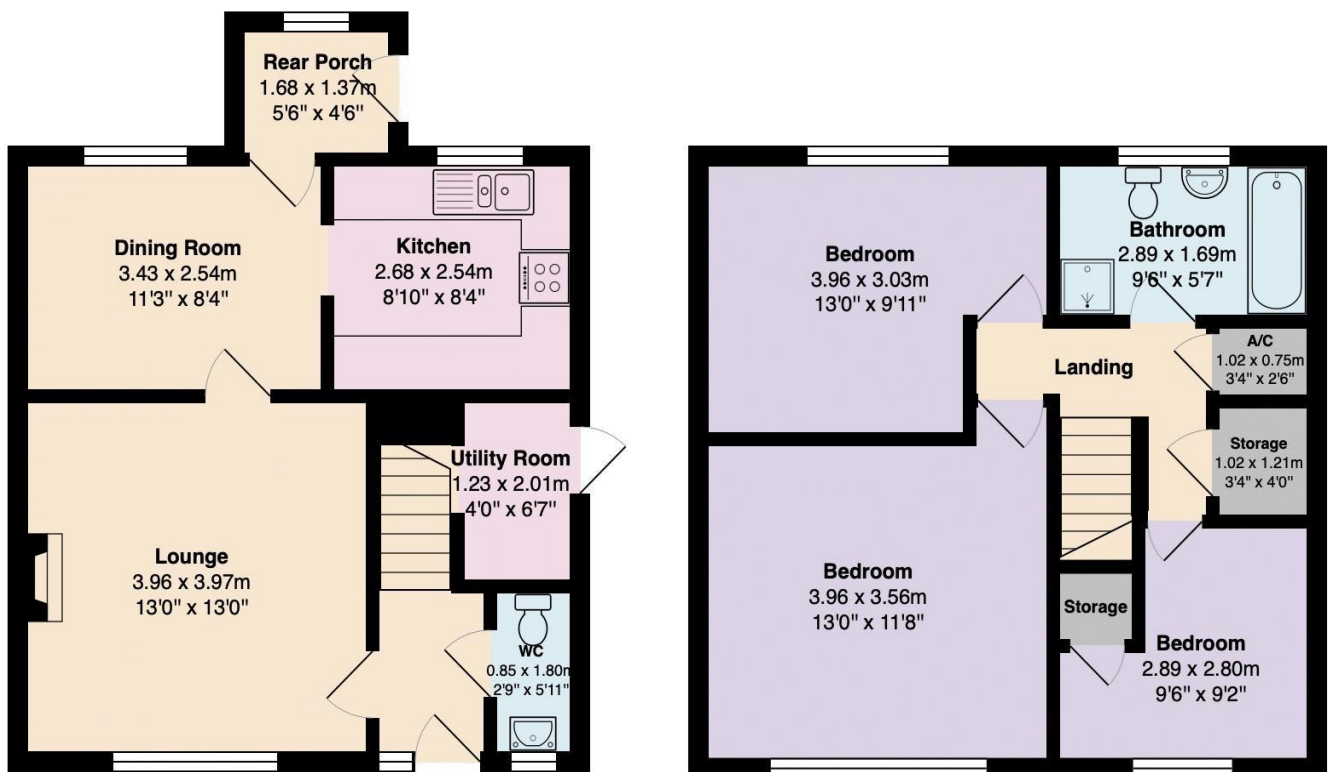
Services: We are informed that the property is connected to mains water, electricity and drainage supplies. There is a private oil fired central heating system.

Local Authority: Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY. Tel: (01978) 292000.

Directions: From Chirk town centre, head North along Church Street towards Llangollen. Turn right onto Colliery Road and continue ahead before turning left onto Longfield. Continue ahead bearing to the right and following the road around to the left. The property will be found on the left hand side, as identified by the agent's for sale board.



22, Longfield, Chirk, LL14 5PP



Total Area: 92.2 m² ... 993 ft²

All measurements are approximate and for display purposes only

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