

Town & Country

Estate & Letting Agents

Maes Y Waun, Wrexham

Offers Over £209,500



Situated in a cul-de-sac within a popular location, an excellent opportunity to purchase this extended three bedroom semi-detached property, benefitting from UPVC double glazing and gas central heating, with off-road parking to the front, with a low maintenance front garden, and side access to the sunny south westerly facing rear garden with paved patio area and lawn and shrub garden. The property itself comprises an entrance porch and reception hall, lounge, dining room, conservatory, sitting room, and kitchen on the ground floor, with the upstairs landing giving access to all three bedrooms and the family bathroom. Viewings are highly recommended!

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Location

The property is located in the sought after residential area of Maes Y Waun, being within ideal walking distance of Chirk itself, benefitting from a range of local amenities such as a range of shops, schools, train station and public houses. Chirk has convenient access to transport links to Wrexham, Oswestry, Chester and beyond.

Entrance

UPVC double glazed door to front entrance porch, opening to exposed brickwork and quarry tile flooring. Opaque windows to front and side, with internal double glazed door to the reception hall. Stairs with spindle balustrades rising to the first floor accommodation with a storage cupboard below. Radiator. Internal doors to:



Lounge

13'5 x 11'7

A log burner set on a ceramic tiled hearth, with an oak effect mantle above. Double glazed bay window to front. Radiator. Arched open throughway to the dining room.



Dining Room

9'6 x 7'4

Ample space for dining table and chairs. Radiator. Open throughway to the conservatory.

Conservatory

7'10 x 7'4

UPVC double glazed framed conservatory, with patio door opening to the rear garden. Radiator.



Kitchen

16'8 x 7'8

Fitted with a range of white gloss wall, base and drawer units with complimentary work surfaces. Single stainless steel sink and drainer unit with mixer tap. Integrated stainless steel oven, hob and extractor hood above. Integrated Slimline dishwasher. Integrated fridge. Partially tiled walls. Quarry tiled flooring. UPVC double glazed door opening to the sitting room. Double glazed window to rear.

Sitting Room

22'0 x 10'1

Built-in cupboard housing the gas combination boiler. Opaque double glazed window to side. Double glazed window to rear. Radiator.

Landing

Having a continuation of the bannister and spindle balustrades from the reception hall, with access to the loft space by a retractable ladder. Opaque window to side. Internal doors to:



Bedroom One

12'4 x 9'8

Built-in storage cupboard. Double glazed bay window to front. Radiator.



Bedroom Two

10'2 x 8'6

Double glazed window to rear. Radiator.

Bedroom Three

7'8 x 7'2

Double glazed window to rear. Radiator.



Bathroom

Low level W/C. Pedestal wash hand basin. Panel enclosed bath with a thermostatic shower above. Tiled walls and tiled flooring. Inset spotlights to ceiling. Opaque window to front. Radiator.

Storage Garage

9'8 x 3'9

Accessed by an up and over door. Suitable for storage purposes.



Outside

The property is approached over a tarmac driveway, to the side of a low maintenance gravelled garden to front with iron railing. External security lights with an arched iron gates to the side of the property opening to the rear garden.

The rear garden is mainly lawned with shrubs, with a timber summerhouse, a chicken coop, and a large paved patio area with outside lighting, water supply, enjoying a sunny aspect.

Viewings

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

To Make an Offer

If you would like to make an offer, please contact the office and one of the team will assist you further.

Services

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

Mortgage Advice

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.

Hours of Business

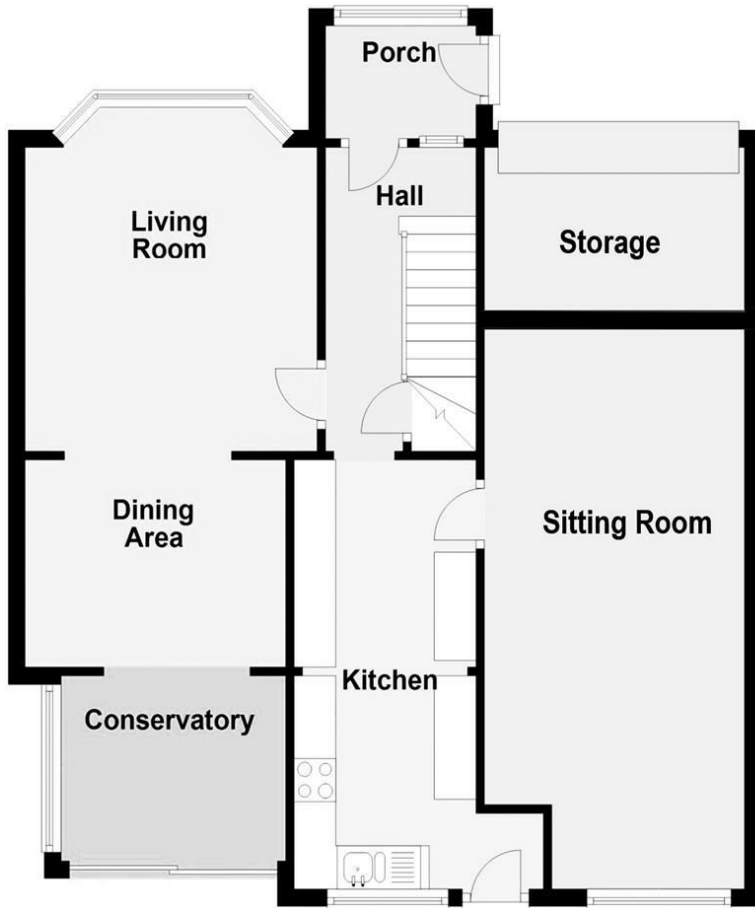
Monday to Friday - 8:30am - 5:30pm
Saturday - 9:00am - 4:00pm

Additional Information

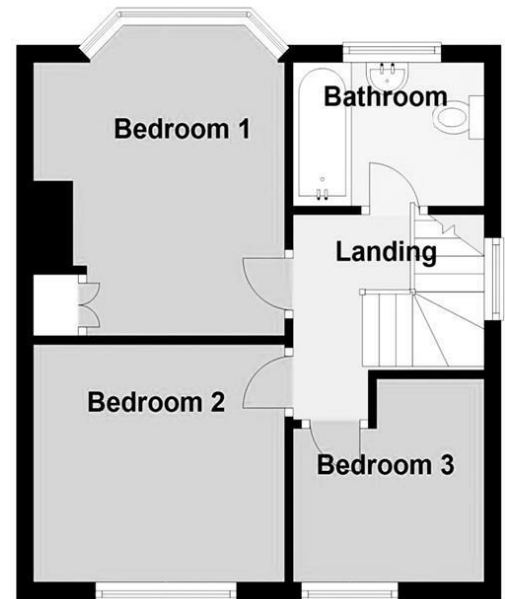
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are

approximate and intended for guidance purposes only.

Ground Floor



First Floor



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.

| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 59 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |