

Town & Country

Estate & Letting Agents



30 Telford Rise, Chirk, LL14 5AJ

Offers In The Region Of £335,000

CLOSE TO THE WORLD HERITAGE SITE OF CHIRK AQUEDUCT AND LLANGOLLEN CANAL, EXCLUSIVE SOUGHT AFTER DEVELOPMENT. An opportunity to purchase this beautifully presented four bedroom detached house with rear garden room which benefits from gas central heating and uPVC double glazing throughout. This property is on a corner plot with a good sized garden and the also has off street parking and a single garage.

DIRECTIONS

Take the Gobowen Road out of Oswestry (B5609) onto the A5 towards Wrexham, at the Gledrid roundabout take the second exit signposted Chirk and proceed until reaching the Village. Follow the road through the Village over the cobblestones before turning right onto Castle Road. Proceed along to the mini roundabout and proceed over. Telford Rise is on the right as you approach the aqueduct. The property will be found at the end of the cul-de-sac as seen by our board.

ACCOMODATION COMPRISES

ENTRANCE HALL

Window to the side, single radiator, understairs storage cupboard, coved ceiling and laminate flooring.

CLOAKROOM

Comprising low level W.C., wash hand basin, window to the side, alarm control panel, laminate flooring, single radiator, spotlights.

LOUNGE 16'0" x 10'2" (4.88 x 3.10)



With a window to the front, double radiator, TV point, and coved ceiling. French doors lead through to the dining room.

ADDITIONAL PHOTO



KITCHEN/DINING ROOM 18'7" x 10'10" (5.66 x 3.30)



The recently remodelled kitchen/ dining room has a fully fitted kitchen with a modern range of base, wall and drawer units with ample work surfaces over. Other features include a breakfast bar, built-in fridge freezer, stainless steel oven and gas hob, 1 ½ bowl stainless steel sink unit with mixer tap. Window to the rear overlooking the garden, double radiator, vinyl flooring and door to the utility. An arch leads through to the sun room.

ADDITIONAL PHOTO.



ADDITIONAL PHOTO..



UTILITY 5'4" x 5'0" (1.63 x 1.52)

With fitted base units, plumbing for washing machine, stainless steel single drainer sink unit, central heating boiler and space for a tumble dryer. A door leads to the side of the property to the driveway and the garage.

GARDEN ROOM 7'8" x 7'1" (2.34 x 2.17)



This room has french doors opening out onto the garden, vinyl flooring.

LANDING

Window to the side, airing cupboard off and access to the loft space and with doors through to the bedrooms and bathroom.

MASTER BEDROOM 11'6" x 11'4" (3.51 x 3.45)



Window to the front, single radiator and door leading to the en-suite bathroom.

EN SUITE

Shower cubicle with mains powered shower, low level w.c., wash hand basin, vinyl flooring, part tiled walls, laminate flooring, single radiator and spotlights.

BEDROOM TWO 11'3" x 8'10" (3.43 x 2.69)



Window to the rear, single radiator.

BEDROOM THREE 8'9" x 7'7" (2.67 x 2.31)



Window to the rear, single radiator.

BEDROOM FOUR 7'4" x 7'2" (2.24 x 2.18)



Window to the front and single radiator.

FAMILY BATHROOM



Beautifully appointed and comprising of panelled bath, separate shower cubicle with Mira electric shower, low level W/C, wash hand basin. Part tiled walls, single radiator, vinyl flooring, extractor fan, spotlights and window to the side.

FRONT GARDENS

The front gardens are lawned with outside lighting and canopy porch leading to the front door. A driveway to the side provides parking for two cars which leads to the single garage.

REAR GARDENS



The rear garden is a particular feature of the property and extends to all sides providing a good sized lawn and seating area. The garden is very private and has a gravelled area leading to the garage and space for shed behind the garage.

ADDITIONAL PHOTO...



ADDITIONAL PHOTO....



VIEWING

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

OUR SERVICE

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - Member of the National Association of Estate Agents - All properties advertised on www.rightmove.co.uk - NO SALE - NO FEE
VERY COMPETITIVE FEES FOR SELLING.

TO MAKE AN OFFER

TO MAKE AN OFFER - MAKE AN APPOINTMENT. Once you are interested in buying this property, contact the office to make an appointment to view. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SERVICES

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

HOURS OF BUSINESS

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

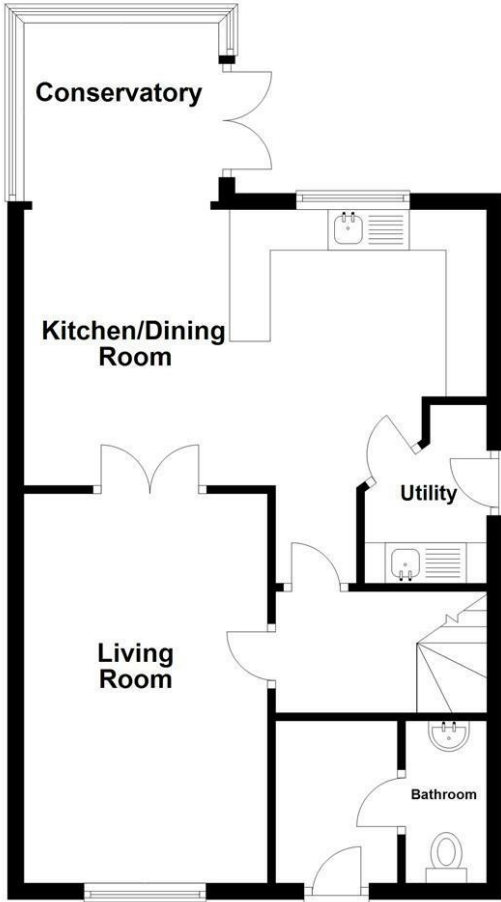
Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Wrexham Country Council and we believe the property to be in Band D.

Floor Plan

Ground Floor
Approx. 52.8 sq. metres (568.6 sq. feet)

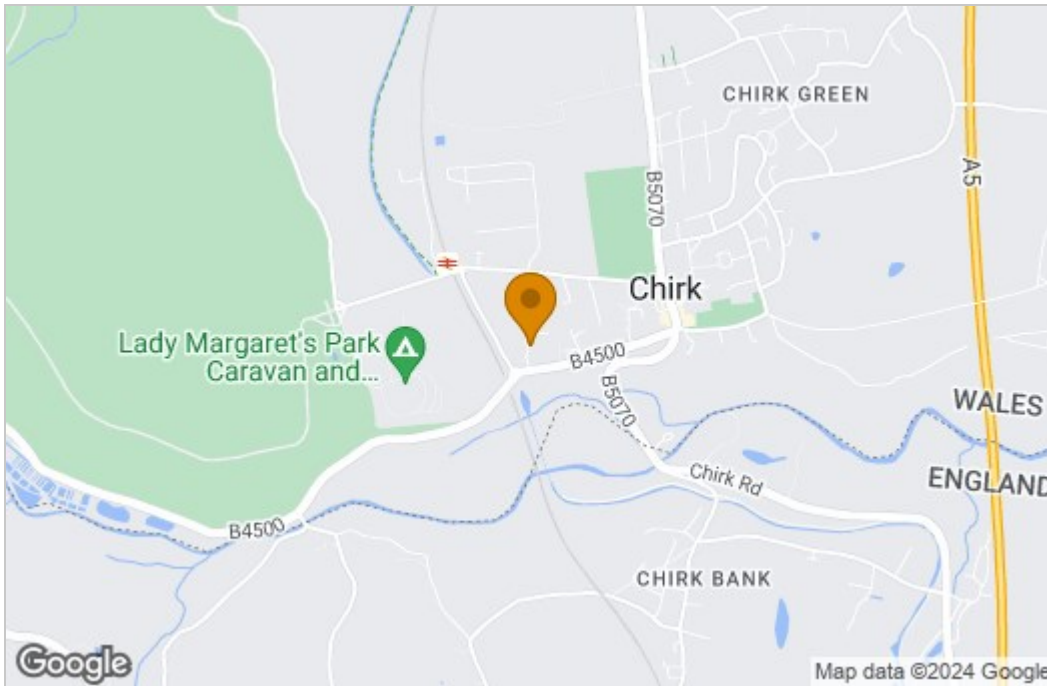


First Floor
Approx. 47.3 sq. metres (509.1 sq. feet)

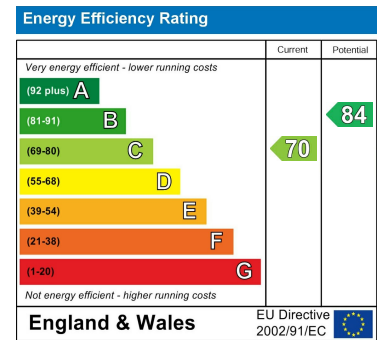


Total area: approx. 100.1 sq. metres (1077.7 sq. feet)

Area Map



Energy Efficiency Graph



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.

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