

Town & Country

Estate & Letting Agents



17 Offa, Chirk, LL14 5BP

Offers In The Region Of £165,000

WITH NO ONWARD CHAIN!!! Town and Country Oswestry offer this spacious two double bedroom semi detached bungalow to the market. Located on a popular development on the outskirts of Chirk, all amenities are close at hand including shops and public transport. Both Oswestry and Wrexham are around 15 minutes drive away. The property is in need of updating and offers gardens front and rear, driveway and garage, two bedrooms, bathroom, lounge/ dining room, kitchen and sun room. Located in a cul de sac position, the property offers a great opportunity.

Directions

From our Willow Street office proceed out of town and join the A5 travelling towards Wrexham. Continue along until reaching the Gledrid roundabout. Take the second exit towards Chirk. Continue along, into Chirk, and proceed through the town until reaching the turning for Lodgevale Park on the right hand side. Take the first turning left and then second right into Offa. Follow the road along before turning first right. Proceed to the bottom of the cul de sac where the property will be seen on the right.

Hall



With a part glazed door to the side, radiator and cloakroom cupboard off. Doors lead to the two bedrooms, bathroom and the lounge.

Lounge/ Dining Room 15'9" x 10'8" (4.82m x 3.27m)



The good sized lounge/ dining room features a gas fire with wood surround, radiator and a window to the rear. A door leads through to the kitchen.

Additional Photo



Kitchen 9'11" x 7'0" (3.03m x 2.14m)



Having base and wall units with work surfaces over, stainless steel double sink with mixer tap, electric hob, plumbing for a washing machine and space for appliances, window and door to the rear, Worcester wall mounted gas boiler and a radiator.

Sun Room 6'4" x 9'4" (1.95m x 2.86m)

Having a part glazed door to the side leading out to the garden.

Bedroom One 9'11" x 11'3" (3.03m x 3.45m)



A good sized double bedroom with a window to the front and a radiator.

Bedroom Two 11'3" x 10'9" (3.44m x 3.3m)



A second double bedroom with a window to the front and a radiator.

Bathroom



Comprising a W/C, wash hand basin, panel bath and electric shower. Having part tiled walls, window to the side, radiator and an airing cupboard off.

Garage



To the front of the property there is a single detached garage with an up and over door and power and lighting.

Front Garden

The front garden is gravelled with a block paved driveway leading to the carport at the side of the property.

Rear Garden



The well maintained rear garden has a patio, shed, gravelled and shrubbed flower beds and rear gated access.

Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

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 C.

Services

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

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 4.00pm

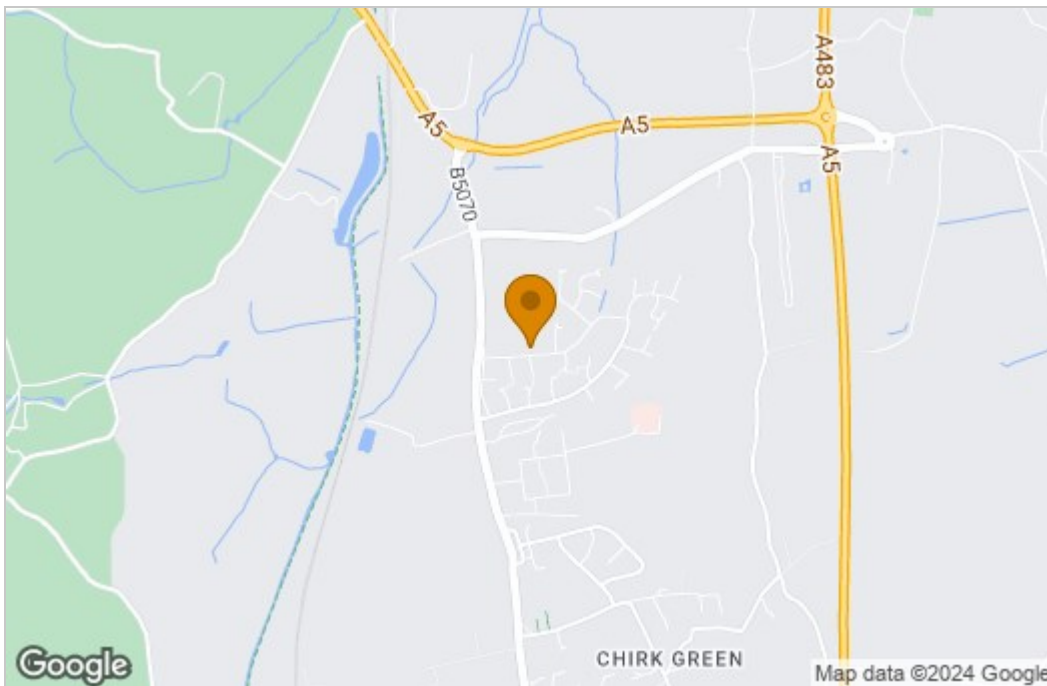
Additional Information

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.

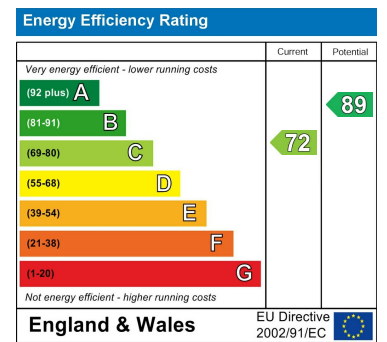
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as 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.

Floor Plan

Area Map



Energy Efficiency Graph



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