

Town & Country

Estate & Letting Agents



2 Lloyds Lane, Chirk, LL14 5NH

Offers In The Region Of £189,950

WITH NO ONWARD CHAIN!!! Town and Country Oswestry offer this spacious semi detached dormer bungalow in the popular small town of Chirk. The accommodation offers hallway, lounge, modern kitchen, bathroom, two ground floor bedrooms/ reception rooms and two double bedrooms to the first floor. To the outside there is a driveway and garage along with front and rear gardens. Chirk offers all amenities including schools, shops and good road links to larger towns and cities.

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 before turning right onto Chapel Lane. Take the next turning on the right into Lloyds Lane where the property will be identified by the For Sale board.

Accommodation Comprises

Hallway

Having a part glazed door and side panel to the front, coved ceiling, wall lights, telephone point, and a cloakroom off with space for coats and shoes and housing the Worcester combination boiler. An archway leads through to the kitchen and a glazed door leads through to the lounge.

Lounge 15'3" x 10'9" (4.67m x 3.30m)



A good sized, bright room having a bay window to the front, a feature fireplace with an inset gas fire and a marble inset and hearth, radiator, wall lights and a coved ceiling. A glazed door leads through to the dining room/ bedroom.

Kitchen 11'4" x 8'6" (3.46m x 2.60m)



The modern kitchen is fitted with a range of gloss cream base and wall units with contrasting work surfaces and up stands over, stainless steel sink

with a mixer tap over, Indesit electric oven with a gas hob over, glass splashback, chimney style extractor fan, integrated washing machine, integrated fridge/ freezer, breakfast bar, vinyl flooring, integrated dishwasher and a coved ceiling. There are two windows to the side and a door leading through to the inner hallway.

Additional Photo



Inner Hallway

The inner hallway has the stairs leading to the first floor and doors leading to the bathroom and two ground floor bedrooms/ reception rooms.

Family Bathroom



The family bathroom has a panel bath with a mains powered shower over, wash hand basin, low level w.c., heated towel rail, fully tiled walls and floor and a window to the side.

Bedroom Four 8'6" x 8'6" (2.60m x 2.61m)



Having a window to the rear, radiator and a coved ceiling.

Bedroom Three/ Dining Room 11'10" x 10'9" (3.61m x 3.29m)



Having a radiator, coved ceiling and French doors leading out to the rear garden.

First Floor Landing

With loft hatch, eaves storage cupboard and doors leading to the two bedrooms.

Bedroom One 17'5" x 8'11" (5.31m x 2.72m)



A large double bedroom having a window to the side, radiator, telephone point and a built in double wardrobe.

Bedroom Two 14'4" x 9'3" (4.39m x 2.82m)



Another good sized double bedroom having a window to the side, radiator and a built in storage cupboard.

To The Outside



The property is approached via two wrought iron gates leading onto the property. The garden is lawned and shrubbed with a brick wall boundary.

Driveway and Garage



The driveway runs along the side of the property and offers parking for several vehicles and leads to the garage. The garage has an up and over door,

power and lighting, window to the side and a personal door to the side.

Rear Garden



The rear garden has a paved patio with lawned and shrubbed gardens beyond with a second patio at the far end of the garden. The garden is fully enclosed making it ideal for children and pets. A gate at the side leads onto the driveway.

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 D.

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

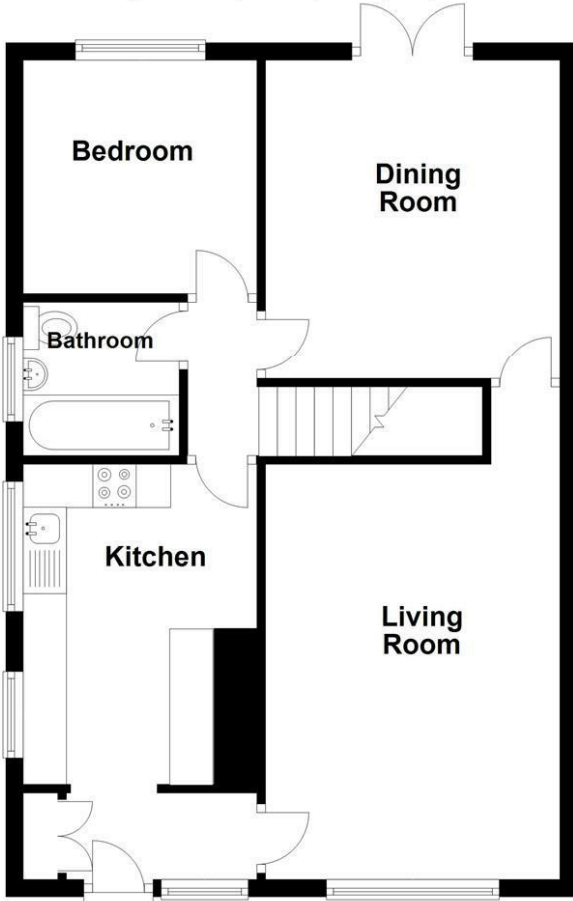
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

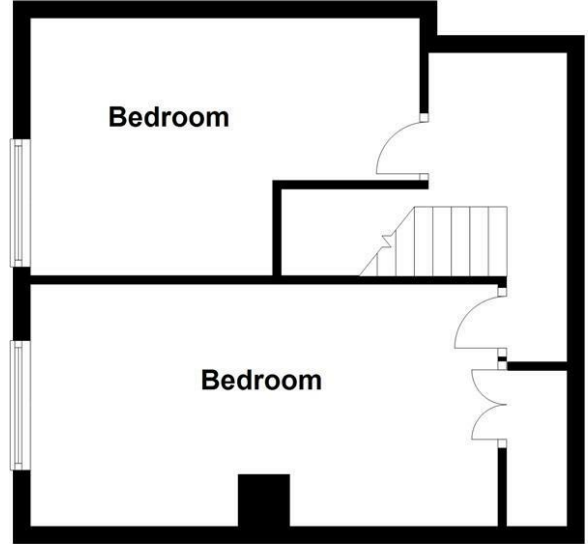
Ground Floor

Approx. 58.9 sq. metres (633.7 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.4 sq. feet)



Total area: approx. 94.8 sq. metres (1020.1 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	67	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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