

# Town & Country

Estate & Letting Agents



**9 Berwyn Avenue, Chirk Bank, LL14 5EH**

**Offers In The Region Of £230,000**

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this spacious detached dormer bungalow with three bedrooms set in a pretty rural setting in the popular hamlet of Chirk Bank. The property has spacious accommodation with a hallway, lounge, kitchen, dining room, sitting room, utility, three bedrooms and a family bathroom. There are gardens to the front and rear along with a driveway and single garage. Amenities are close at hand along with good rad links. The famous Shropshire Canal is also a short walk away with superb scenery and countryside on the door step.

## Directions

Take the Gobowen Road out of Oswestry (B5609) onto the A5 towards Wrexham, at the Gledrid roundabout take the first exit signposted Weston Rhyn. Proceed until reaching the primary school and turn right signposted for Chirk Bank. Proceed along over the bridge and turn left onto Telford Avenue and then right onto Berwyn Avenue where the property will be found on the left hand side.

## Hall

The hall has a coved ceiling, part glazed door with side panelling and two radiators. Doors lead off to all rooms.

## Lounge 11'4" x 14'5" (3.47m x 4.41m)



With a window to the front, the lounge features a fireplace with an electric log burner inset, coved ceiling, wall lights and two radiators.

## Ground Floor Bedroom One 11'1" x 9'11" (3.39m x 3.04m)



Bedroom one is situated on the ground floor and has a window to the front, coved ceiling and a radiator.

## Bathroom



The bathroom has a double shower cubicle with an electric shower, mixer tap over the wash hand basin and W/C on a vanity unit. There is a window to the side, tiled flooring, aqua panelling, A/C off with tank and shelving, coved ceiling and a radiator.

## Kitchen 10'9" x 8'2" (3.29m x 2.50m)



The kitchen has a good range of base and wall units, mixer tap and stainless steel double bowl sink. With plumbing for a washing machine, part tiled walls and flooring, eye level Bosch double oven, ceramic hob, microwave shelf and an integrated extractor fan. A window to the rear overlooks the garden and doors lead to the side lobby and the dining room.

**Dining Room 10'9" x 11'5" (3.30m x 3.50m)**



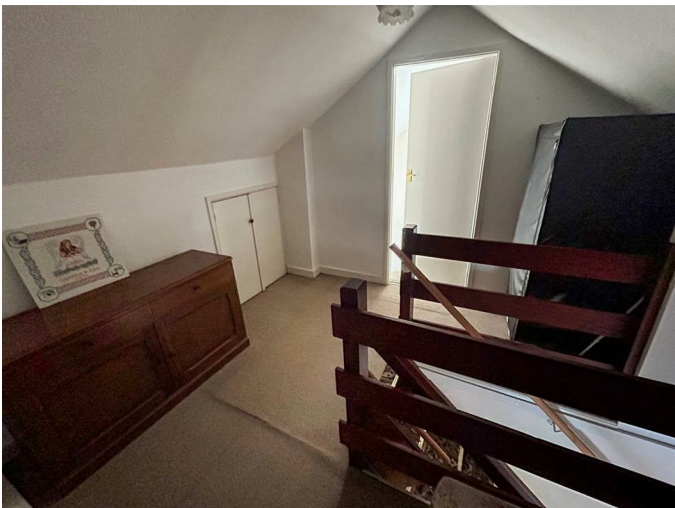
The dining room has coved ceiling, radiator, a window to the rear and an archway leading to the Sitting Room.

**Sitting Room 9'11" x 10'9" (3.03m x 3.29m)**



With a window to the side, coved ceiling, radiator and stairs leading off to the first floor.

**Landing 13'0" x 10'3" (3.98m x 3.13m)**



The spacious landing area has two eaves storage

cupboard and a radiator. Doors lead to the two bedrooms.

**Bedroom Two 10'6" x 11'8" (3.21 x 3.58m)**



Bedroom two has a window to the rear.

**Bedroom Three 10'5" x 10'1" (3.18m x 3.08m)**



Bedroom three has a velux window.

**Lobby**

With a door to the front, tiled flooring and a door leading to the garage. The lobby leads through to the utility..

### Utility Room 8'3" x 8'0" (2.52m x 2.44m)



With a door and window to the side, plumbing for a washing machine, worktops and Worcester boiler. A door leads through to the cloakroom.

### Cloakroom

The cloakroom has a wash hand basin, wall heater and built in cupboards.

### Garage 8'2" x 16'4" (2.51m x 5.00m )

The single garage includes plumbing and lighting with an up and over door.

### Front Gardens

To the front of the property there are lawned and shrubbed gardens along with a block paved pathway and a driveway at the side providing parking for several cars leading to the garage.

### Rear Garden



The rear garden is very private and has a block paved patio and places to sit out and relax, shrubbed flower beds and gravelled areas. There is also a Greenhouse and a Summerhouse.

### Additional Photo



### Additional Photo



### Additional Photo



### 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 Shropshire County 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

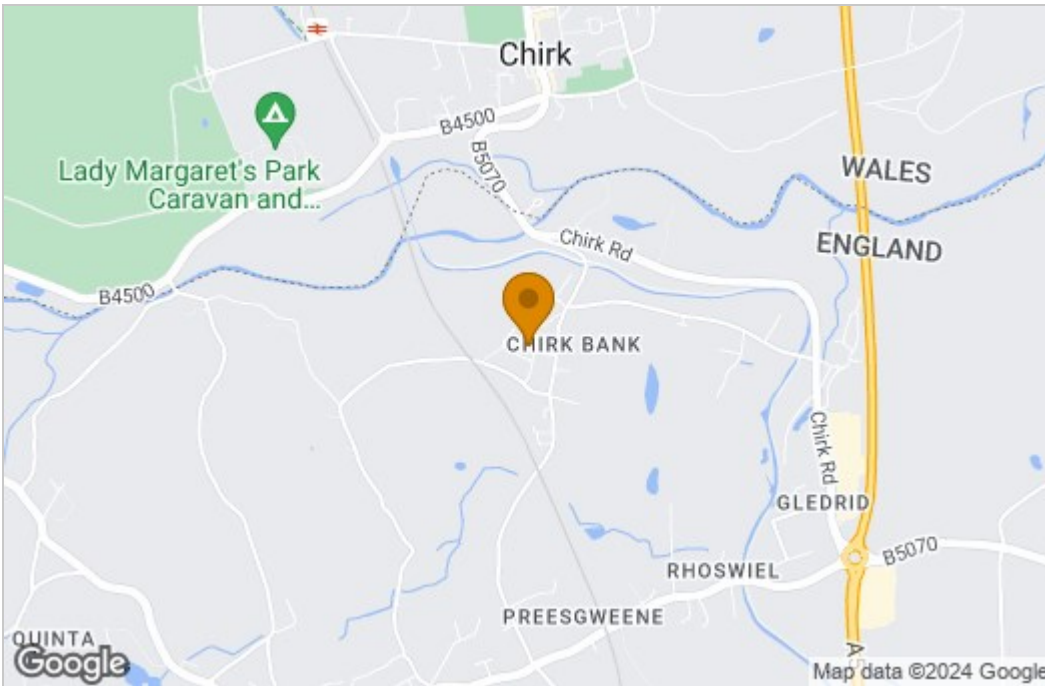
and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

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.

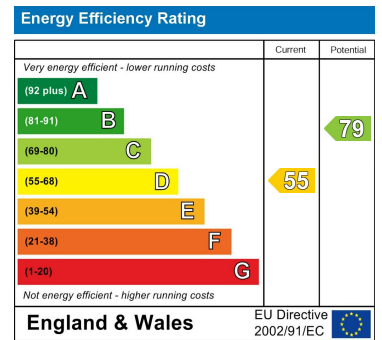
# Floor Plan



# Area Map



# Energy Efficiency Graph



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2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk