

# Town & Country

Estate & Letting Agents



**14 Trehowell Avenue, Chirk Bank, LL14 5EL**

**Offers In The Region Of £265,000**

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this immaculate three bedroom detached bungalow set in a quiet position in the picturesque and sought after hamlet of Chirk Bank with superb scenery and countryside on the doorstep. The property has an open aspect to the front with bright, well laid out accommodation along with a driveway and single garage. Accommodation comprises a hallway, lounge, three bedrooms, bathroom and kitchen. The rear gardens are private and low maintenance. Chirk Bank offers a lovely rural setting with great walks and scenery along with access to the famous Shropshire Union canal, the world famous Thomas Telford aqueduct and Chirk Castle is just a 10 minute drive away. Located between Chirk and Weston Rhyn both of which offer excellent facilities whilst good road links connect the property 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 first exit signposted Weston Rhyn. Proceed until reaching the primary school and turn right signposted for Chirk Bank. Proceed along passing over the bridge and take the second left onto Trehowell Avenue where the property will be found on the right hand side.

### Overview

The property is well located with the busy market town of Oswestry being a 10 minute drive away, whilst easy access to the A5 and the A483 provides links to larger towns of Wrexham, Shrewsbury and the city of Chester. Chirk has a railway station which provides services to Birmingham and Manchester, and a regular bus service connecting the hamlet to Wrexham and Oswestry. The property is perfect for those looking to downsize and has gas fired central heating with a Worcester Greenstar boiler, double glazed upvc windows throughout, a refitted modern bathroom, driveway for two cars, immaculate gardens and a lovely aspect to the front.

### Accommodation Comprises

#### Porch

The porch has double doors leading out to the driveway, coat hooks and a glazed door leading into the hallway.

#### Hallway



The generous sized hallway has a coved ceiling, radiator and doors leading to all the rooms.

### Lounge 15'1" x 11'5" (4.60m x 3.50m)



The bright lounge has a window to the front overlooking the pretty garden and open aspect, coved ceiling, radiator, stone fireplace with a marble hearth and inset gas fire, wall lighting, tv point and a glazed door to the hallway.

### Bedroom Three/ Dining Room 11'1" x 10'0" (3.39m x 3.05m)



The third bedroom is currently used as a dining room so offers great versatility. Having a window to the front overlooking the garden, radiator and a coved ceiling.



**Bedroom Two 9'2" x 8'0" (2.81m x 2.45m)**



The bedroom has a window to the side, radiator and a coved ceiling.

**Bedroom One 11'10" x 11'4" (3.63m x 3.47m)**



A good sized double bedroom having a window to the rear overlooking the garden, radiator, a range of built in wardrobes offering great storage along with bedside and over head units.

**Kitchen/ Breakfast Room 11'11" x 10'0" (3.64m x 3.06m)**



The kitchen/breakfast room has a range of base and wall units with under cabinet lighting and with work surfaces over, plumbing for a washing machine, integrated Hotpoint dishwasher, one and a half bowl sink with a mixer tap over, gas hob, double gas oven, part tiled walls, tiled flooring, integrated extractor fan, display cabinets, radiator, integrated fridge/ freezer, a window to the rear overlooking the garden and a door leading to the side lobby.

**Additional Photo**





### Family Bathroom 8'3" x 6'2" (2.53m x 1.88m)



The beautifully appointed, recently updated bathroom has a window to the side, modern wash hand basin on a wall hung vanity unit with a mixer tap over, P shaped bath with a curved screen, mixer tap over, mains powered shower with two shower heads, fully tiled walls, heated towel rail, vinyl flooring, illuminated mirror, spotlighting and an extractor fan.

### Side Passage

The side passage has a tiled floor and doors leading out to the front and the rear. A door also leads to the garage.

### To The Front



The property is located on Trehowell Avenue and double wrought iron gates lead onto the driveway. The garden is beautifully maintained and has lawned and shrubbed gardens with a brick wall boundary.

### Garage and Driveway 16'7" x 8'6" (5.06m x 2.60m)



The driveway provides parking for two - three cars and leads to the garage. The garage has a window to the rear, an up and over door to the front, power and lighting and a door to the side. The garage has recently had a new roof installed.

### View To The Front



The property enjoys a lovely open aspect to the front.



## Rear Gardens



The well maintained rear gardens are ideal for those wanting to have little work to do. Having a sunny paved patio areas, lawned garden with slate borders, outside tap and an additional area for seating all enclosed by fence panelling enjoying a good degree of privacy. Gated access at the side leads to the front of the property.

## Additional Photo



## Additional Photo



## Views from the Front of the Property



This photograph has been provided by the current owners to show the views at the front of the property when the hedges are cut.

## 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](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://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/leasehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council/Powys County Council/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**

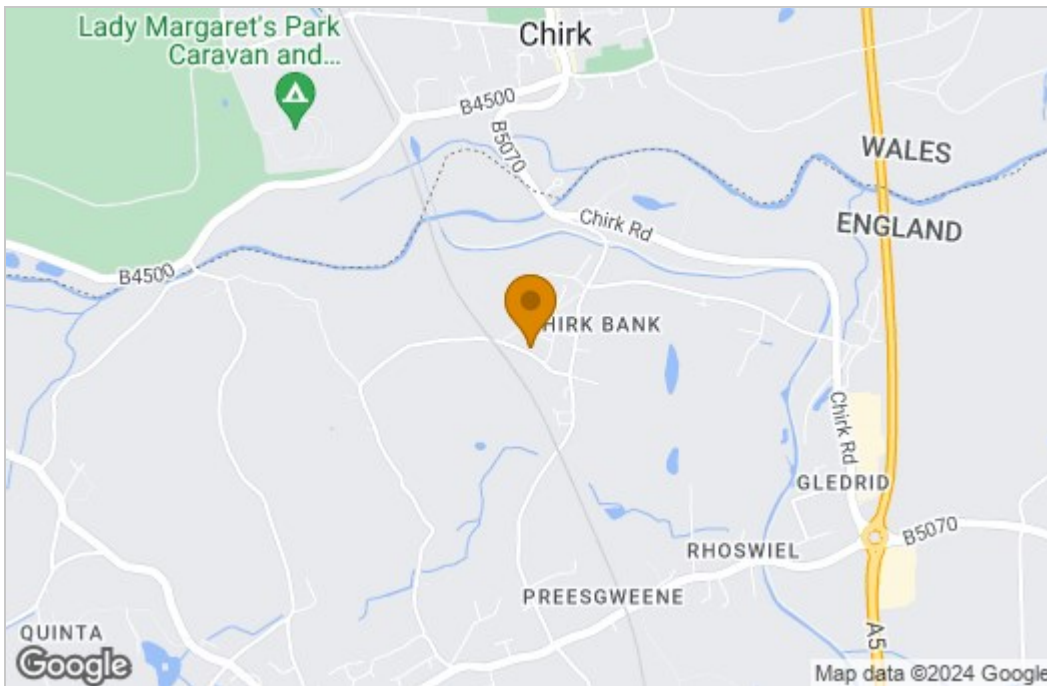
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

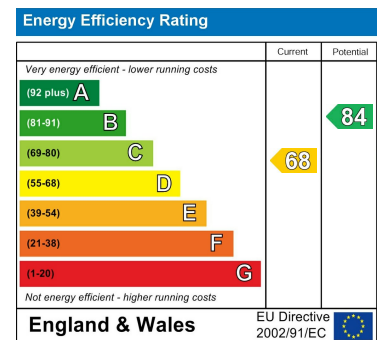


## Floor Plan

## Area Map



## Energy Efficiency Graph



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