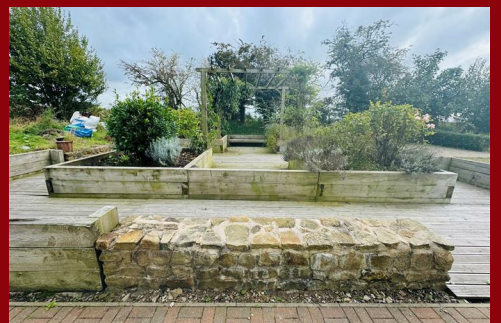


# Town & Country

Estate & Letting Agents

Maes Y Parc,, Halton, Chirk

£260,000



Originally constructed in 1875 this former Methodist chapel offers large light, versatile accommodation, with planning permission granted for the property to be converted into two dwellings, or alternatively offering the potential conversion to many different uses (subject to the relevant planning consent). With a rural outlook to the rear the property is ideally situated for easy access to Chirk, Wrexham, Oswestry and just a 30 minute drive from Chester. In brief the accommodation comprises the large former chapel with folding timber doors opening to another large room formally used as an activity room and then from the rear entrance doors off open to storage room kitchen, toilet WC, a disabled toilet/baby changing room and two ground floor offices. Stairs off the rear entrance hall rise to first floor accommodation with a large skylight off the landing and doors opening to meeting rooms, ladies and gentlemen toilets and an office with the storage space.

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## Reception

12 x 3'3

Double timber doors open to a reception hall with doors off opening to either side and access to the main chapel room.



## Main chapel room

51' x 29'9

With two arched stained glass windows facing the front elevation with four sash windows with external shutters to either side elevation and a timber exposed beam semi vaulted ceiling, wooden floors and a range of folding timber doors opening to the activity room.



## Activity room

28'9 x 26'4

Wooden parquet flooring, three windows to one side elevation and two sash windows to the opposite side elevation also with door opening to the outside, a semi vaulted ceiling and an exposed brick fireplace housing a solid fuel burner.

## Rear entrance hall

With doors off opening to the activity room, storeroom, kitchen, toilet, a combined disabled toilet and baby changing area and two downstairs offices. Stairs off with spindle balustrades rise to the first floor accommodation with a storage cupboard below.

## Storeroom

6'6 x 4'9



## Kitchen

7'5 x 5'3

Fitted with a range of wall, drawer and base units. Work surfaces housing a single bowl sink unit with mixer tap and also a stainless steel one and a half bowl sink with mixer tap, tiled splashback, space and plumbing for fridge-freezer and dishwasher. Sash window to the side elevation and serving hatch to the activity room.



## Toilet WC

5'5 x 5

Installed with a low-level WC and pedestal wash hand basin and having a sash window to the side elevation.



## Combined disabled toilet and baby changing room

10'6 x 9'9

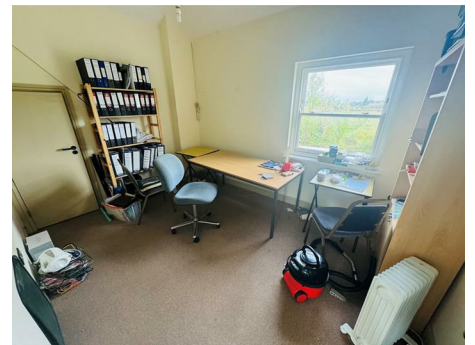
With sash windows to side and rear elevations a low level WC, wash hand basin with a variety of mobility aids.



## Ground floor office one

15 x 11'7

With two sash windows to the rear elevation and one to the side elevation.



## Grand floor office two

9 x 9'8

## First floor landing

With a large skylight set within the ceiling doors off opening to an office and two meeting rooms along with ladies and gentlemen toilets.



## Meeting room one

15'2 x 11'7

Having two sash windows facing the rear elevation to the side along with a semi vaulted ceiling.



### Meeting room two

9'3 x 12'4

Having a sash window facing the side elevation and a built in cupboard housing the water cylinder.



### Ladies toilets

With two corner wash hand basins and vanity units below along with two cubicles housing dual flush low level WC.



### First floor Office

9'3 x 6'9

With a sash window facing the side elevation. And a walk in store room with light, measuring 6'8" x 8'7".



### Addendum

The agents are informed that there is an approved planning application for the property to be converted into two residential dwellings, copies of the planning decision and drawings are available for any interested parties. Ref P/2023/0293

### Services

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

### Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

### To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

### Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345. Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

### 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.



### Gentlemen toilets

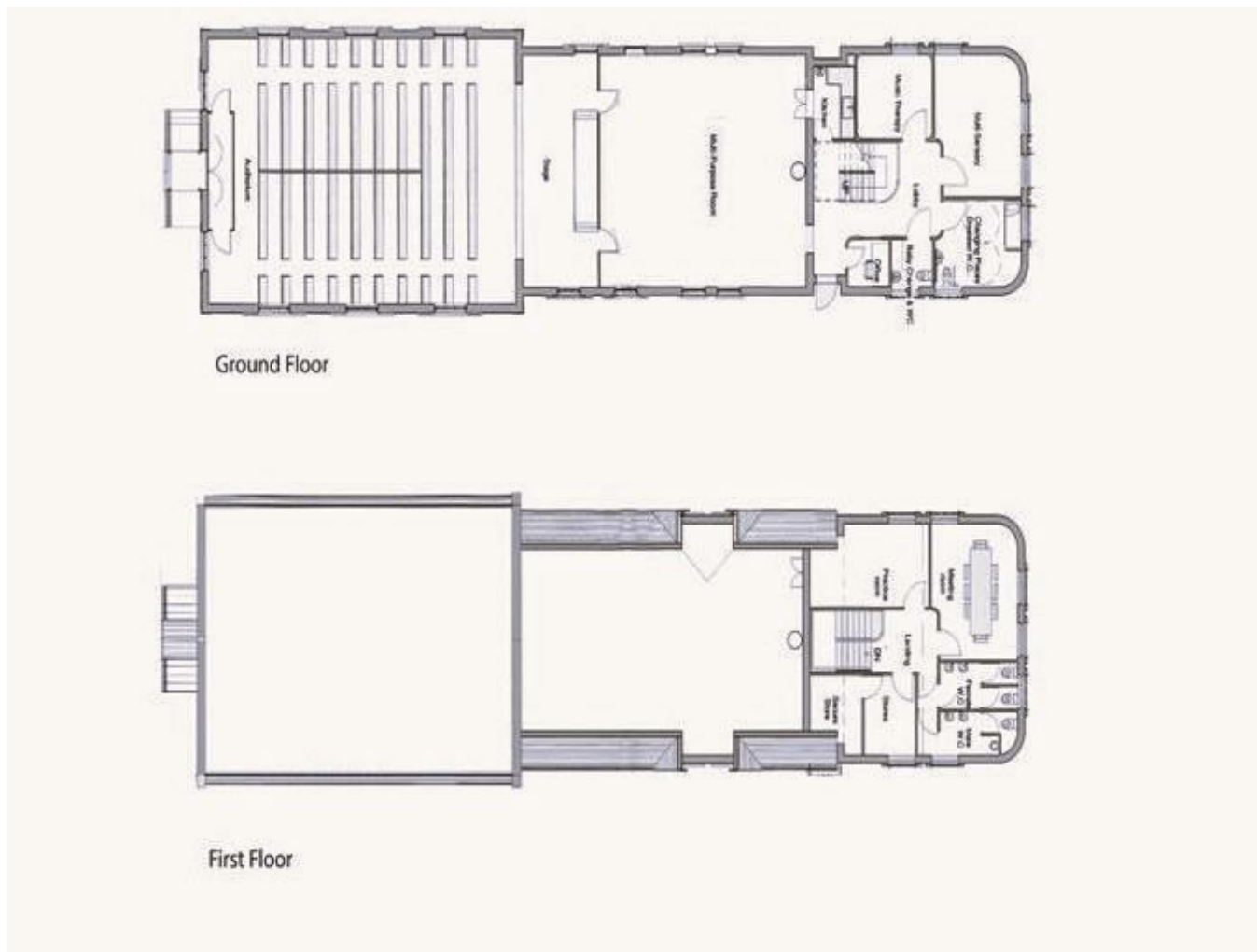
Installed with a pedestal wash hand basin and urinal, sash window to the side elevation and the door opening to a cubicle housing a dual flush low level WC.



### Externally

Pedestrian access to the property's arched double front doors leads through a brick block forecourt with low walls and railings and also extends off along the left-hand side of the property. Along the right hand side of the property is gravel driveway leading to a brick block and deck seating area.





Ground Floor

First Floor

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

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.