

Town & Country

Estate & Letting Agents



3 Queens Square, Church Street, Chirk, LL14 5HB

Offers In The Region Of £225,000

Nestled in the charming area of Queens Square on Church Street, Chirk, Town and Country Oswestry offer this delightful terraced cottage offers a perfect blend of character and modern living. Spanning an impressive 1,141 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests. The cottage features three well-proportioned bedrooms, providing ample space for family or guests. The two bathrooms ensure convenience and comfort for all occupants, making morning routines a breeze. With its quaint exterior and warm, spacious interior, this home is perfect for those seeking a peaceful retreat while still being close to local amenities. The surrounding area is rich in history and natural beauty, making it an ideal location for families and professionals alike. This property presents a wonderful opportunity to own a piece of Chirk's heritage, combining traditional charm with modern comforts. Whether you are looking to settle down or invest, this cottage is sure to impress.

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 left onto Queens Square just after the pedestrian crossing opposite Castle Bistro. The property will be found on the right hand side.

Accommodation Comprises

Hallway



The hallway has a door to the front, wood flooring, beamed ceiling and oak latched doors leading to the lounge, kitchen and the study.

Kitchen/ Dining Room 17'10" x 16'6" (5.44m x 5.03m)



The fantastic kitchen/ dining room is a great space to entertain having a good range of modern base and wall units with contrasting worktops and upstands over, ceramic sink with a mixer tap, cooker space, part tiled walls, integrated dishwasher, integrated fridge, beamed ceiling, chimney style extractor fan, tiled flooring, radiators and windows to both the front and the rear. A door leads through to the utility.

Additional Photo



Additional Photo



Fireplace



Lounge 16'6" x 11'8" (5.05m x 3.57m)



The spacious, bright lounge has a window to the front, oak flooring, beamed ceiling, radiator, feature inset Esse log burning stove with a flagged hearth, spotlighting and an oak style staircase off leading to the first floor.

Additional Photo



Study 5'7" x 4'5" (1.71m x 1.35m)



The study has vinyl flooring and a beamed ceiling and is the perfect space to work from home.

Utility 9'7" x 5'5" (2.94m x 1.66m)



The utility has a fitted worktop with plumbing and space for appliances underneath, fitted shelving, radiator, tiled flooring and a part glazed door leading to the garden. A door also leads through to the shower room.

Shower Room



The shower room has a window to the rear, wash hand basin on a vanity unit with a mixer tap over, low level w.c., shower cubicle with a mains powered shower and two shower heads, aqua panelling, heated towel rail, beamed ceiling and tiled flooring.

To The First Floor



The spacious landing has wall lighting, loft hatch and oak latched doors leading to the bedrooms and the bathroom.

Bedroom One 16'11" max x 12'2" (5.18m max x 3.71m)



The good sized first bedroom has a window to the front, exposed wall timbers, radiator and a feature opaque window onto the landing.

Additional Photo



Bedroom Two 16'5" x 9'3" max (5.02m x 2.82m max)



The second double bedroom has a window to the

front, exposed wall timbers, radiator, built in double wardrobe and a feature opaque window to the landing.

Bedroom Three 12'5" x 5'1" (3.80m x 1.55m)



The third bedroom has a window to the rear, radiator and a walk in wardrobe offering great storage and study space.

Family Bathroom 16'4" x 5'2" (5.00m x 1.60m)



The fantastic family bathroom offers lots of space and has a panelled bath with a mixer tap and shower head over with bifold screen, wash hand basin on a vanity unit with a mixer tap over, low level w.c., school style radiator and heated towel rail, vinyl flooring, a window to the rear, exposed wall timbers and part tiled walls.

Additional Photo



Gardens



The property is approached from Church street along a shared driveway leading down to the properties. The current owners park to the side of the driveway giving the neighbouring property access at all times. A canopy porch leads to the front door. To the rear of the property there is a low maintenance decked seating area with a storage shed housing the boiler. There is also an additional brick built out house located across from the rear of the property. We are also informed by the owners that they have use of further communal garden areas to both the front and rear of the property.

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 B.

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 2.00pm

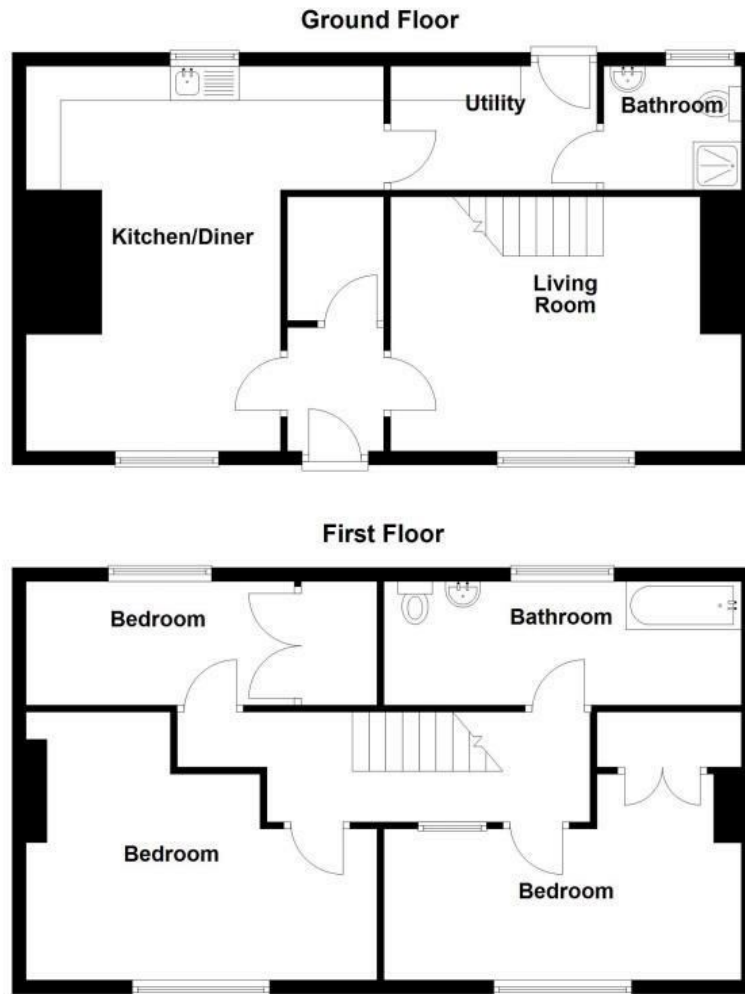
Additional Information

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.

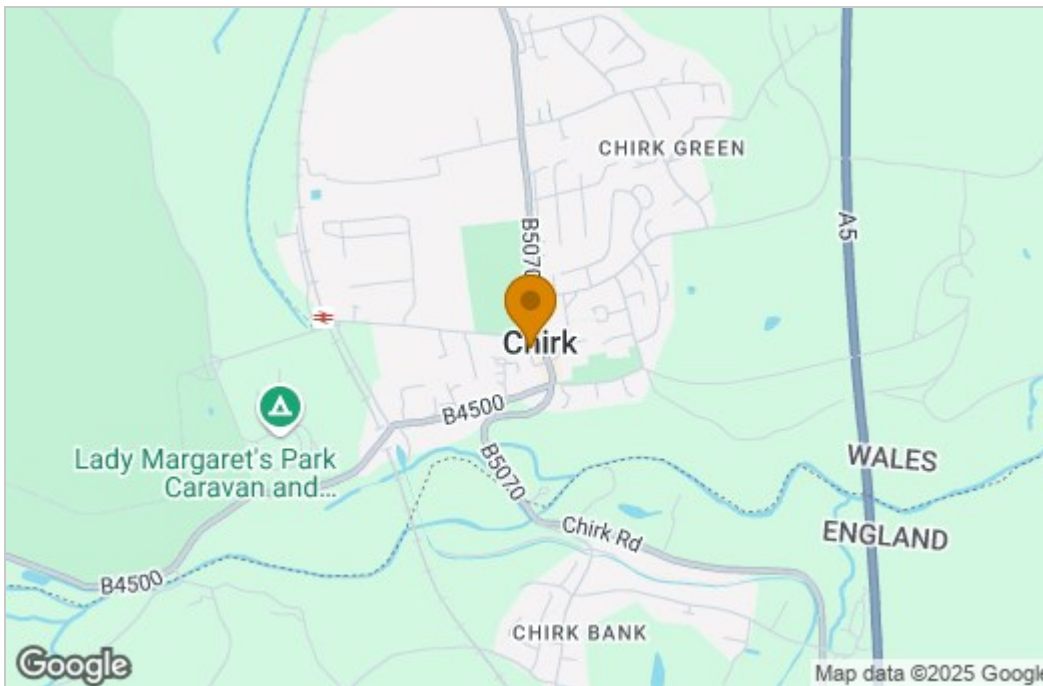
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as

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.

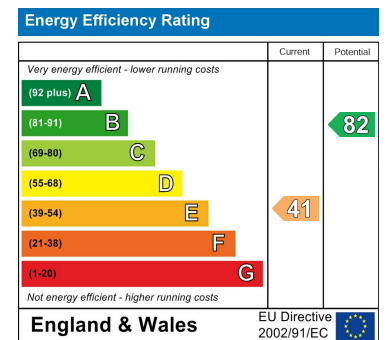
Floor Plan



Area Map



Energy Efficiency Graph



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