

# Town & Country

Estate & Letting Agents



**2 Maes Hyfryd, Chirk, LL14 5AQ**

**Offers In The Region Of £425,000**

Town and Country Oswestry offer this truly stunning, spacious four double bedroom detached family home set in a cul de sac position on the edge of the popular town of Chirk. The property is in immaculate condition both inside and out and offers extensive, well laid out accommodation that has been maintained to the highest standard. Accommodation comprises hallway, large lounge, sitting room, open plan kitchen/ breakfast room, beautiful, bright dining room, inner hallway and a cloakroom. To the first floor there are four double bedrooms, one with a luxury en suite and a family bathroom. There is parking for several vehicles along with a low maintenance rear garden. A fantastic property worthy of a viewing.

### 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 Lodgevale Park. Continue along to the top of the development where the road bears around to the right. Continue along and take the second turning into Maes Hyfryd where the property will be seen on the left.

### Accommodation Comprises

#### Hallway



The bright, spacious hallway has a part glazed door to the front with a glazed side panel, a radiator and stairs leading to the first floor. There is a useful under stairs storage area and doors leading to the cloaks, lounge and the kitchen.

#### Additional Photo



### Lounge 10'5" x22'2" (3.20m x6.78m )



The lounge is a great size with a window to the front, a radiator, and wooden flooring. With a coved ceiling, spotlights and part panelled walls. There is also a focal log burning stove with an oak beam over and a tiled hearth. A door leads through to the rear hallway.

#### Fire in the Lounge



#### Additional Photo



### Rear Hallway



The rear hallway has tiled flooring, a window to the rear, spotlights and an arch leading through to the dining room.

### Cloakroom



The cloakroom has a window to the side, fully tiled walls with a W/C, wall hung wash hand basin with a mixer tap, spot lights, a radiator and tiled flooring.

### Dining Room 19'3" x 8'3" (5.87m x 2.53m)



The dining room has tiled flooring, vaulted ceiling, two radiators and spotlights. There is Velux windows windows as well as two windows to the rear and French doors leading to the rear garden letting in lots of natural light making it an ideal space for entertaining and dining. An arch leads through to the kitchen.

### Additional Photo



### Kitchen/ Breakfast Room 19'6" x 15'5" (5.96m x 4.72m )



The good sized kitchen/ breakfast room has an extensive range of wall and base units with a rangemaster double oven and a rangemaster extractor fan over. A Belfast sink with mixer tap, plumbing for a washing machine, part tiled walls and tiled flooring. There is plinth lighting, an integrated dishwasher, a radiator, coved ceiling and spot lights. There is also a breakfast bar and space for an American fridge. The kitchen leads onto the sitting room.

#### Additional Photo



#### Additional Photo



### Sitting Room 9'9" x 16'2" (2.98m x 4.93m)



The sitting room has a window to the front, wooden flooring and two radiators. There is also a focal inset electric fire and marble hearth.

#### Landing



The gallery landing has a loft hatch and doors leading to the bedrooms and the family bathroom.

### Bedroom One 10'5" x 17'3" (3.19m x 5.27m)



This superb sized double bedroom has a window to the front and a featured arched window to the side. With wood flooring, a radiator and an extensive range of fitted wardrobes and drawer units. There is also spotlighting and concealed doors within the wardrobes that lead to the en-suite.

#### Additional Photo

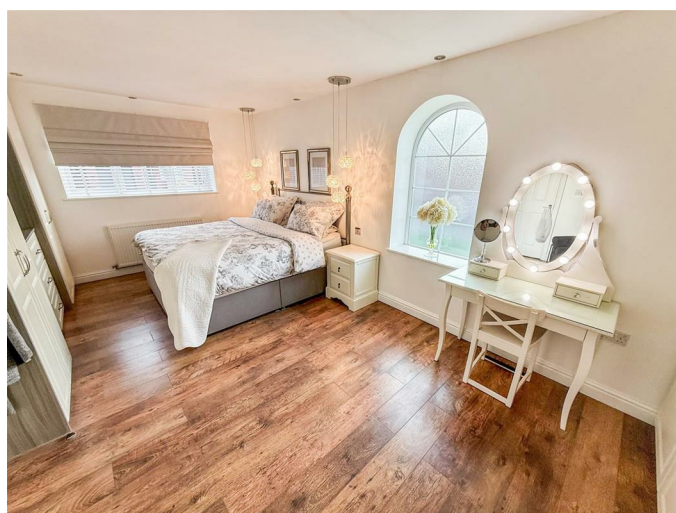


#### Additional Photo

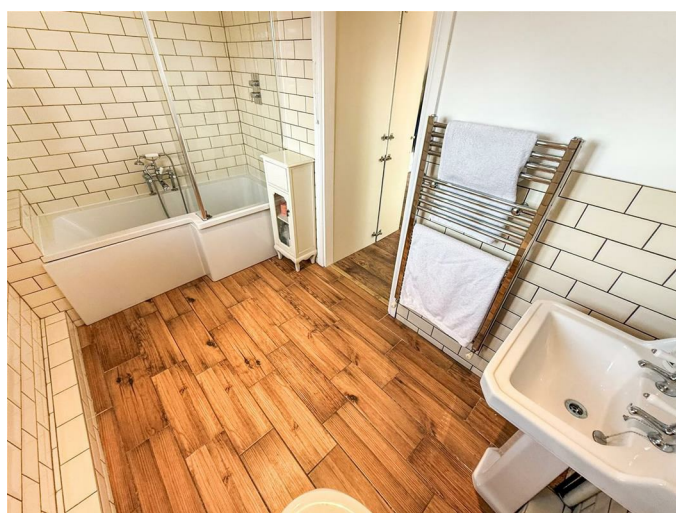
#### Additional Photo



#### Additional Photo



### En-suite 10'4" x 5'9" (3.16m x 1.77m)

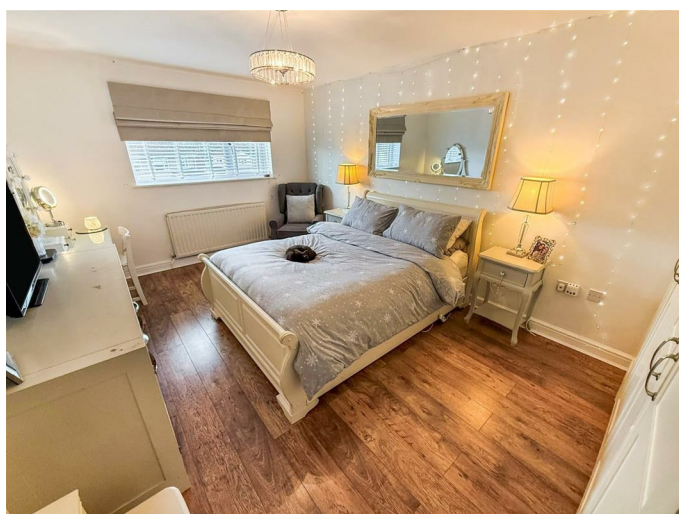


The luxurious en-suite has a window to the rear, a P shaped bath with a central mixer tap and shower head. The mains shower has concealed controls and a glass screen. There is a heated towel rail, extractor fan, a window to the rear, wash hand basin, W/C, part tiled walls and spot lighting.

### Additional Photo

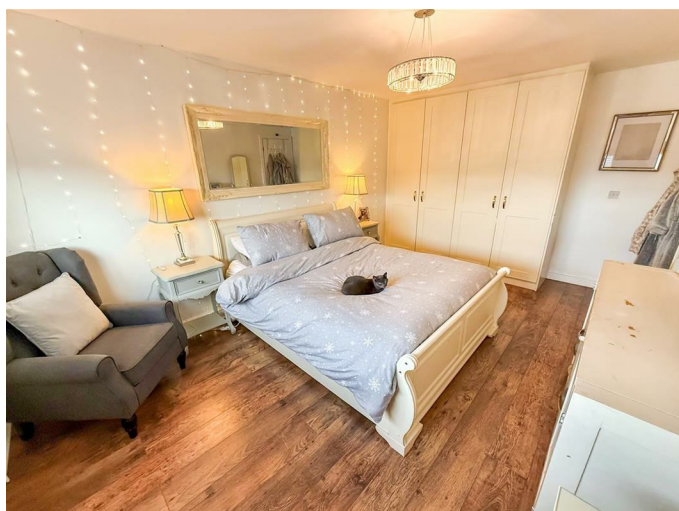


### Bedroom Two 10'5" x 15'10" (3.20m x 4.85m )



The second double bedroom has a window to the rear, a radiator, built in wardrobes and wooden flooring.

### Additional Photo

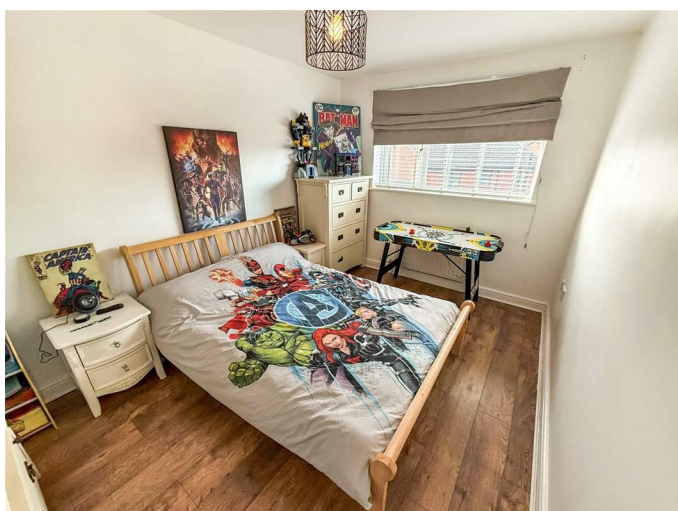


### Bedroom Three 9'8" x 10'5" (2.97m x 3.19m )



The third double bedroom has a window to the front, a radiator and wood flooring.

### Bedroom Four 8'5" x 12'8" (2.59m x 3.88m)



The fourth double bedroom has a window to the rear, a radiator, TV point and wood flooring.

### Bathroom



The luxury bathroom has a window to the front, a freestanding roll top bath with central mixer tap and

shower. A wash hand basin with mixer tap, W/C, a heated towel rail, school style radiator and spot lighting. A separate shower cubicle with mains powered shower and concealed controls, extractor fan, part tiled walls and tiled flooring.

### Front Garden



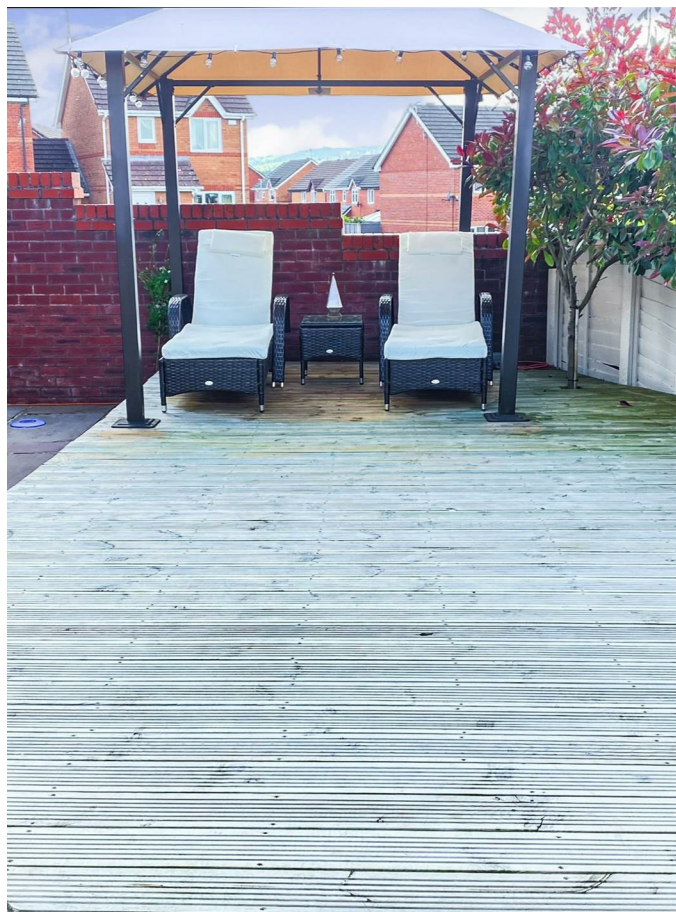
At the front of the property is a driveway providing parking for several cars, outside lighting and a recessed porch leading to the front door.

### Rear Garden



At the rear of the garden is a Indian stone patio, a great covered area for entertaining and a large decked patio. There is outside power points, fence panelling and gated side access.

### Additional Photo



### 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 E.

### Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 2.00pm

### To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

### 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.

### 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.

### **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.

### **Additional Information**

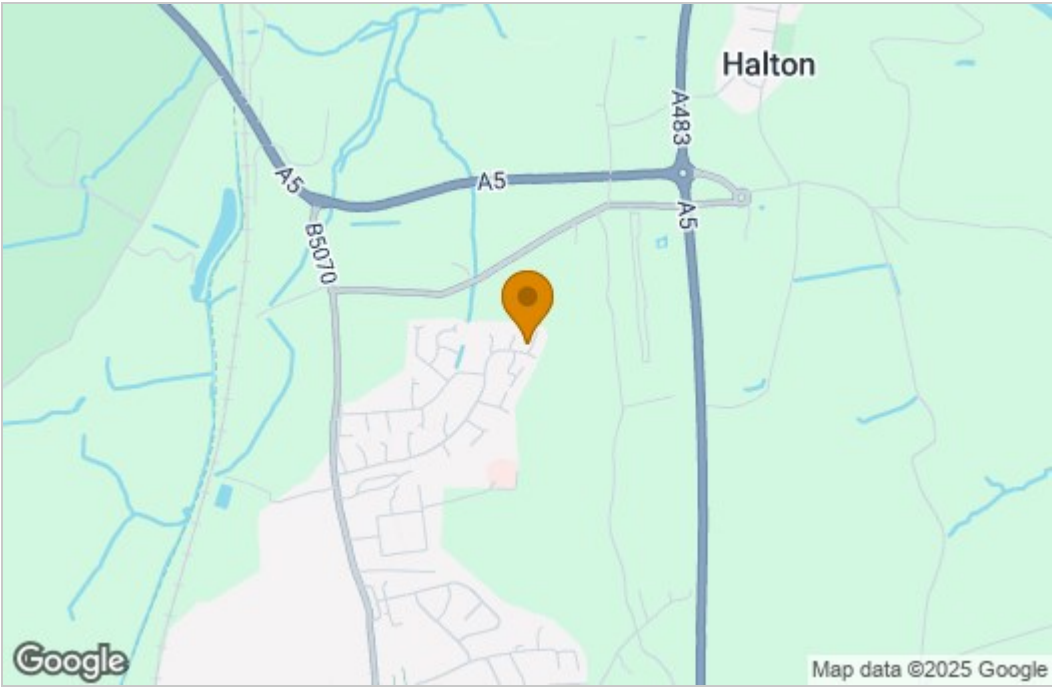
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

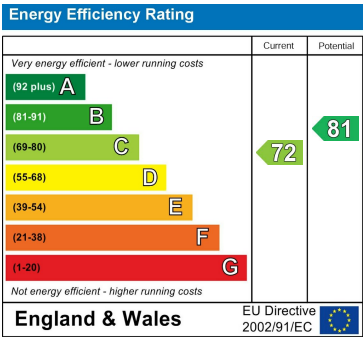
Floor Plan



Area Map



Energy Efficiency Graph



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