

Town & Country

Estate & Letting Agents



2 Castle Crescent, Chirk, LL14 5LY

Offers In The Region Of £350,000

Situated in the highly sought-after location of Castle Crescent, Chirk, close to the famous aqueduct and Chirk Castle, this stunning detached dormer bungalow offers superb living accommodation. With four generously sized bedrooms, this property is perfect for families or those seeking extra space for guests or a home office/ dining room. As you step inside, you will be greeted by an immaculate interior that exudes both style and comfort. The spacious accommodation is designed to cater to modern living, providing ample room for relaxation and entertainment. The bungalow boasts two well-designed bathrooms with modern fittings. The layout is thoughtfully arranged to maximise both privacy and accessibility, making it suitable for a variety of lifestyles. Outside, the property features a large driveway providing parking for up to six vehicles, a rare find that adds to the appeal of this home. The surrounding area is tranquil and picturesque, offering a perfect blend of community and fantastic scenery. Chirk offers all daily amenities with great road and rail links close at hand.

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. Turn second left in the village onto Station Road. Proceed along and turn left onto Castle Crescent where the property will be found on the right hand side.

Accommodation Comprises

Hallway



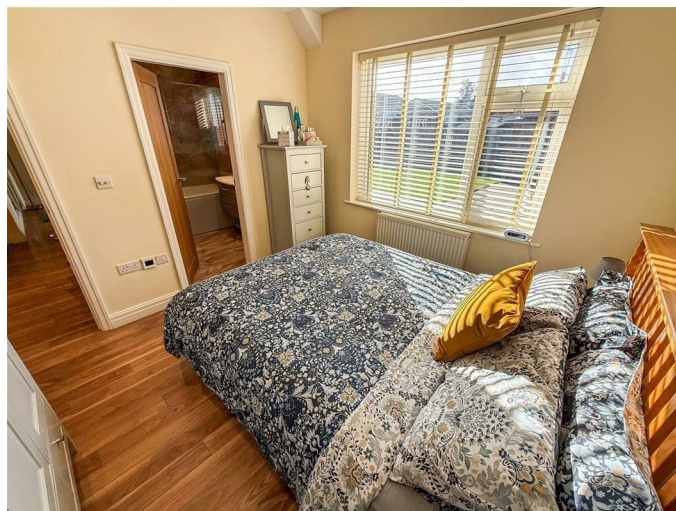
The spacious, bright hallway has a window to the front, contemporary part glazed door and side panel to the front, two school style radiators, stairs to the first floor, spotlighting, cloak cupboard, wood flooring, two understairs cupboards, oak doors to all ground floor rooms and additional built in storage cupboard.

Dining Room/ Bedroom Four 10'9" x 10'0" (3.28m x 3.06m)



A very versatile room currently used as a dining room but could be a fourth bedroom. Having a window to the front, spotlighting, wooden flooring and a radiator.

Bedroom One 10'2" x 10'0" (3.10m x 3.06m)



Having a window to the rear overlooking the garden, wooden flooring, radiator, spotlights and door leading through to the en-suite,

Additional Photo



En Suite



The luxury En-suite has a window to the rear, w.c., wash hand basin on a wall mounted contemporary vanity unit with mixer tap over, panelled bath with a

waterfall style tap, integral ceiling rain shower and separate hand held shower head, heated towel rail and spotlights.

Lounge 13'8" x 12'3" (4.19m x 3.75m)



A good sized reception room having windows to the front and side providing lots of light, wooden flooring, spotlights, school style radiator and an inset log burning stove.

Additional Photo



Rear Lobby



The rear lobby area has the continuation of the wood flooring, radiator and doors leading to the cloakroom, built in storage cupboard and the utility. The lobby leads onto the kitchen.

Cloakroom



The cloakroom has tiled flooring, w.c., wash hand basin on a vanity unit with mixer tap over, spotlights and a extractor fan.

Utility

With wooden flooring, base and wall units, worktop and upstands over, plumbing for a washing machine and space for a tumble dryer, single bowl sink unit with mixer tap, part glazed door to the side, spotlights, boiler cupboard off with shelving and Worcester wall mounted gas boiler.

Kitchen/ Breakfast Room 14'1" x 9'2" (4.30m x 2.80m)



The modern kitchen is fitted with an attractive range of contemporary units with soft close drawers and doors, newly fitted worksurfaces, Franke stainless steel sink with mixer tap over, Neff ceramic hob and glass extractor fan, Neff oven with slide and push door, integrated microwave oven, Neff warming drawer, radiator, space for an American fridge, breakfast bar for four people, spotlights, wooden flooring, two windows to the rear overlooking the garden, two windows to the side and a composite part glazed door to the side.

Additional Photo



First Floor Landing



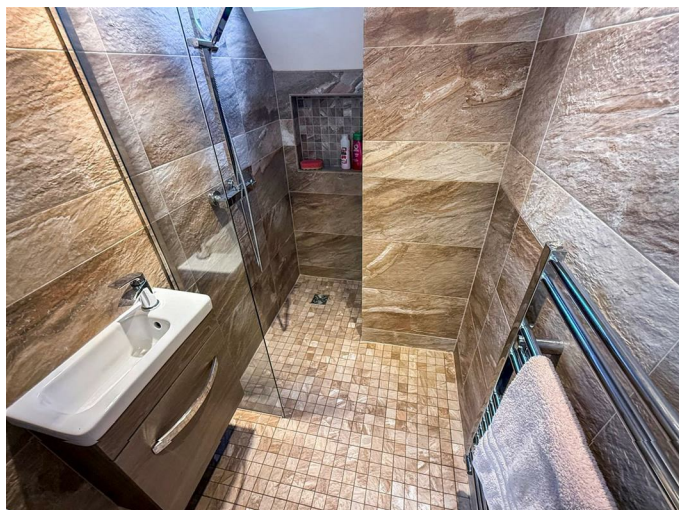
The large landing is fitted with a range of storage cupboards and Velux window to the rear. Oak doors lead to the bedrooms and shower room.

Cloakroom



The cloakroom is fitted with a low level wc, wash hand basin on a wall mounted contemporary vanity unit with mixer tap over, tiled flooring, spotlights and a Velux window to the front.

Shower Room



The fully tiled shower room with wash hand basin on a wall mounted vanity unit with mixer taps, heated towel rail, shower with glass screen, spotlights and two shower heads.

Bedroom Two 12'7" x 8'4" (3.84m x 2.56m)



Having a window to the side, extensive eaves storage cupboards, recently fitted floor to ceiling wardrobes offering great storage, radiator and spotlights.

Bedroom Three 12'7" x 12'0" (3.84m x 3.68m)



With a window to the side, eaves cupboards and eaves storage, recently fitted floor to ceiling wardrobes offering great storage, radiator and spotlights.

Additional Photo



To The Outside



The property is located in a quiet cul de sac on the edge of Chirk.

Front Gardens



To the front there is a good sized lawn with gravelled path leading to the front door, outside lighting and a double width long driveway for several cars leading to the garage.

Single Garage



The single garage has an up and over door and recently installed rubber roof.

Rear Gardens



To the rear there is an extended paved Indian stone patio with lawns beyond, summerhouse and purpose built shed enclosed by new fencing with an outside tap, bin store and outside power points.

Additional Photo

Additional Photo



Additional Photo



Summerhouse



Viewing

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To Make an Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.
If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

Tenure

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor. The council tax is payable to Wrexham council and the property is in council tax band D.

Services

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

Money Laundering

Money Laundering Regulations. The successful

purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

Hours Of Business

Monday - Friday - 9.00 - 5.30
Saturday - 9.00 - 4.00

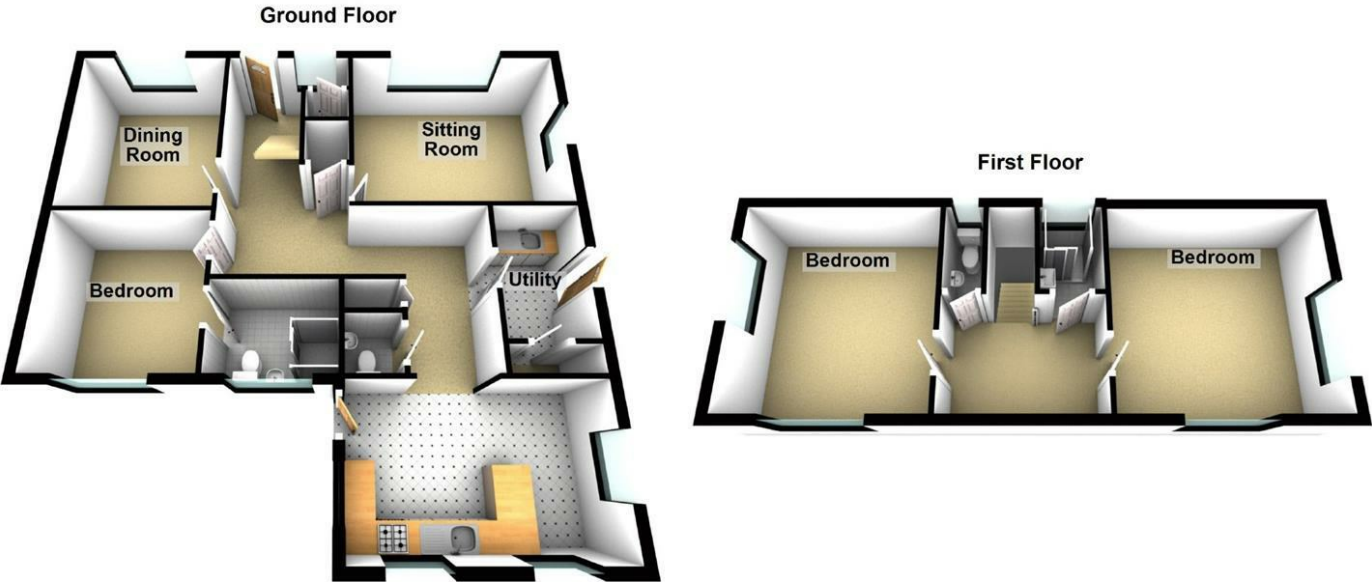
Additional Information

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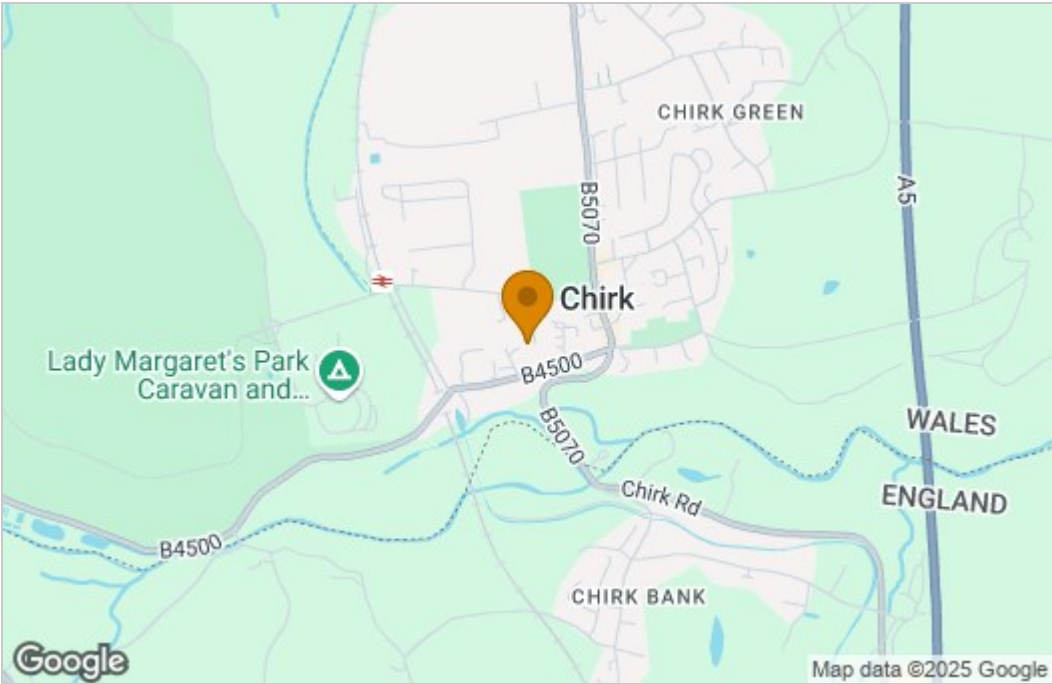
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

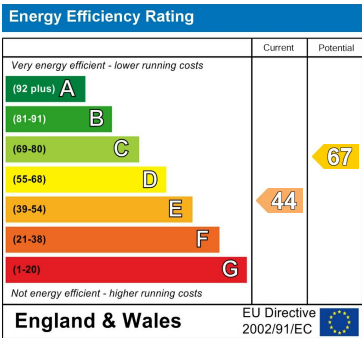
Floor Plan



Area Map



Energy Efficiency Graph



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