

# Town & Country

Estate & Letting Agents



**6 Maes Yr Ysgol, Chirk, LL14 5NN**

**Offers In The Region Of £310,000**

**NO CHAIN!!!!** This delightful detached house presents an excellent opportunity for families and individuals alike. With three bedrooms, one with an ensuite, along with two reception rooms this property offers ample space for comfortable living. There is also the benefit of a generous enclosed rear garden, garage and driveway providing parking. Chirk itself is a lovely town, rich in history and surrounded by beautiful countryside, perfect for outdoor enthusiasts. With good transport links, residents can easily access nearby towns and cities, enhancing the appeal of this location.

## Directions

Take the Gobowen road out of Oswestry (B5609) onto the A5 towards Wrexham. At the Gledrid roundabout take the second exit towards Chirk and proceed into the village, proceed through the village and turn left into Maes Y Waun. Take your first left and follow the road around to the Cul-De-Sac where No 6 will be found on the right hand side identified by our 'For Sale' board.

## Accommodation Comprises

### Hallway



A door to the side leads into the hallway. Doors lead to the kitchen, lounge and cloakroom. Stairs lead to the first floor.

### Lounge 12'7" x 10'4" (3.85 x 3.16m)



The lounge and a window to the front, TV point, a radiator and a fireplace with wooden surround with inset electric fire.

### Cloakroom



With a window to the side, W/C, a radiator and a wash hand basin.

### Kitchen 20'1" x 10'5" x 6'6" (6.14 x 3.20 x 2.00m)



The L shaped kitchen leads through to the dining room. It has a round window to the front, a large window to the side and a window and a door to the rear which exits to the rear garden. Fitted with a range of base and wall units with contrasting work surfaces over, an integrated dish washer, plumbing and space for a washing machine, electric oven and hob, door to understairs cupboard providing useful storage, radiator and wall mounted Worcester central heating boiler. There is also space for a large American style fridge freezer.

### Additional Photograph



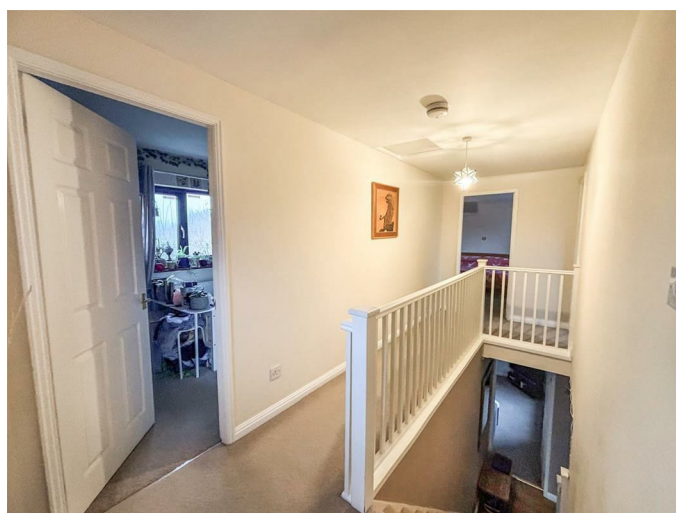
### Additional Photograph



### Additional Photograph



### Landing



### Dining Room 10'6" x 9'3" (3.21 x 2.83m)



The dining room sits adjacent to the kitchen, it has French doors leading out to the patio/rear garden, wood flooring and a radiator.

With a window to the rear, a radiator and a access to the roof space via a loft hatch.

### Bedroom One 12'6" x 12'3" (3.83 x 3.75m)



Bedroom one is the largest of the three bedrooms, it has a window to the front, a radiator and a door to the ensuite.

## Ensuite



Leading off bedroom one, the newly renovated ensuite bathroom has a window to the rear, W/C, wash hand basin with mixer tap, shower cubicle with new aqua panelling, extractor fan, heated towel rail and vinyl flooring.

## Bedroom Two 11'11" x 6'6" (3.64 x 2.00m)



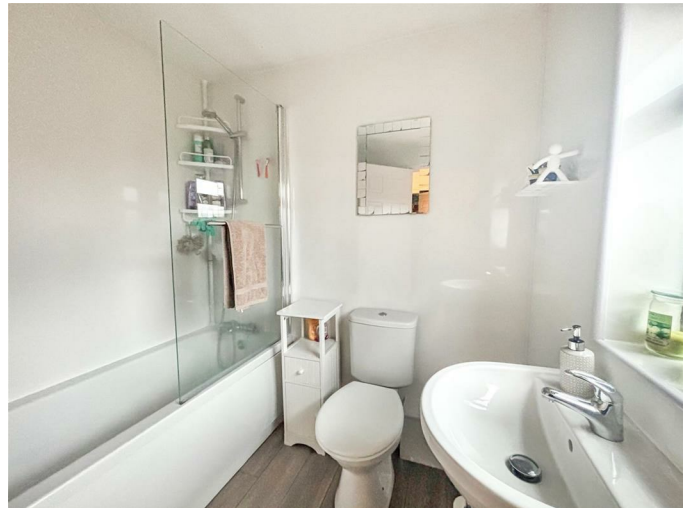
With a window to the side overlooking the garden and a radiator.

## Bedroom Three 10'4" x 6'6" (3.15 x 2.00m)



With a window to the front and a radiator.

## Bathroom



The newly renovated family bathroom has a window to the rear, W/C, wash hand basin, bath with electric shower over, new aqua panelling and glazed shower screen, heated towel rail, extractor fan and vinyl flooring.

## Garage



The property benefits from a single garage with power and lighting and an up and over door to the front.

## To The Front of the Property



The property has a driveway which leads to the garage and provides parking along with a further gravelled area which provides further parking space. There is a lawned area and a pathway leads to the front door of the property. There is gated side access which leads to the rear garden.

## Rear Garden



The good sized rear garden has side access and an area for bin storage. The garden has a large paved patio providing a great space for outdoor dining and entertaining. The rest of the garden is laid to lawn with some planted shrubs and bushes. Enclosed by fencing, this is an ideal garden for families or for those with pets.

## Additional Photograph



## Additional Photograph



### **Information from the Owners**

The current owners have informed us that the property has benefitted from a number of improvements - the bathroom and ensuite were both remodelled within the last 12 months with new aqua-panelled walls. All windows and external doors were replaced within the last 2 years, and the property had new gutters and downpipes fitted within the last 12 months. The roof capping was resealed within the last 12 months also.

### **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 D.

### **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.

### **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.

### **Money Laundering Regulations**

Once an offer is accepted, the successful

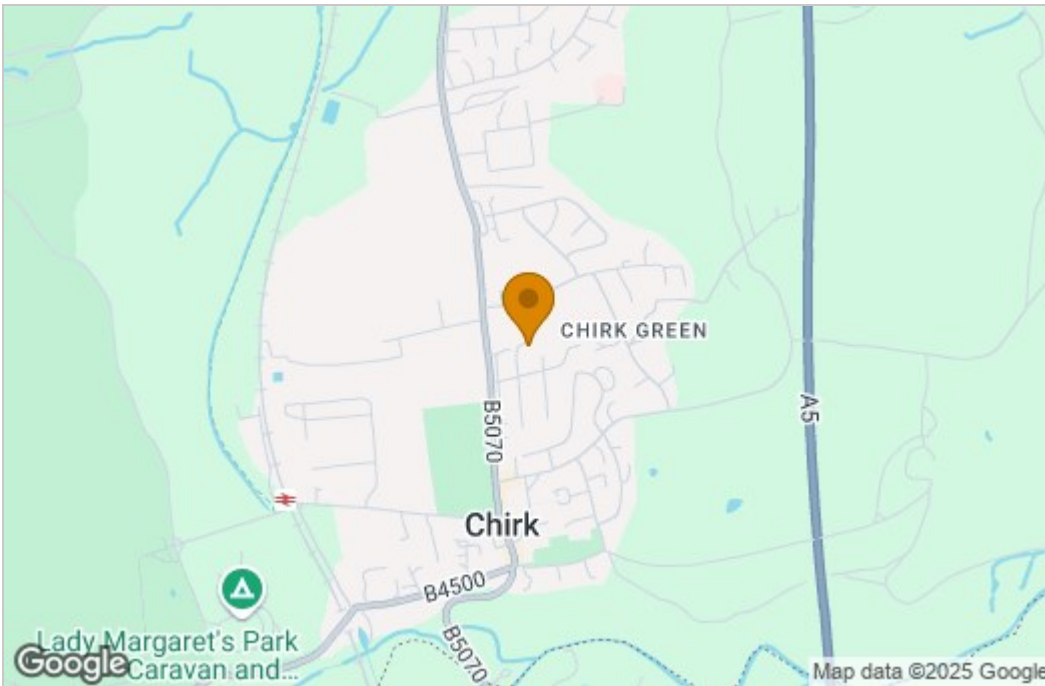
purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

### **Town and Country Services**

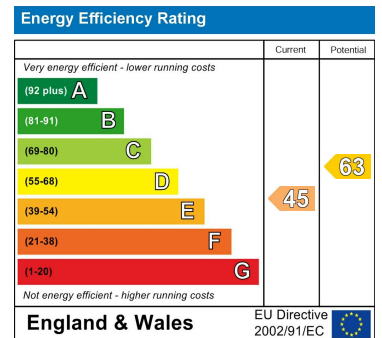
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour 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.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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