

# Town & Country

Estate & Letting Agents

Longfield, Chirk, Wrexham

£175,000



This beautifully presented, spacious two-bedroom property is located in a popular village with easy access to local motorway networks, Wrexham, Oswestry, and Llangollen, along with a range of amenities. The property benefits from uPVC double glazing and offers an entrance hall with a cloak cupboard, a living room opening to the dining room, and a recently installed kitchen. A uPVC double-glazed rear porch completes the ground floor. Upstairs, the landing leads to a generous bathroom and two double bedrooms, one with a built-in double wardrobe with sliding mirrored doors.

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## DESCRIPTION

Located in this popular village, offering easy access to local motorway networks, Wrexham, Oswestry, and Llangollen, as well as a host of day-to-day amenities and facilities, this beautifully presented and spacious two-bedroom property enjoys the benefits of uPVC double glazing. It should be viewed to be appreciated and offers internal accommodation, briefly comprising an entrance hall with a cloak cupboard, a living room with glazed double doors opening to the dining room, and a beautiful, recently installed kitchen. A uPVC double-glazed rear porch completes the ground-floor accommodation. The first-floor landing offers access to a generously sized bathroom, installed with a lovely contemporary three-piece suite, and two double bedrooms, the principal of which has a built-in double wardrobe with sliding mirrored doors.

## LOCATION



## ENTRANCE HALL

The property is entered through an opaque uPVC double-glazed door and

side panel, which opens to wood-grain effect ceramic tile flooring, a built-in cloaks cupboard with shelving and a hanging rail, stairs rising to the first-floor accommodation, an electric wall heater, and a glazed door opening to the living room.



## LIVING ROOM

12'8 x 10'4

The living room has a window facing the front elevation, an electric wall heater, and glazed double doors opening to the dining room.



## DINING ROOM

8'9 x 8'3

The dining room features an electric wall heater, wood-grain effect linoleum flooring, a window to the rear elevation, and a uPVC double-glazed door opening to the rear porch, along with an open doorway to the kitchen.



## KITCHEN

8'8 x 7'9

The recently installed kitchen is fitted with a range of white wood-grain effect shaker-style units, complemented by chrome handles and marble-effect work surfaces. It houses a resin single-drainer sink unit with a mixer tap and a tiled splashback. There is space for a cooker with an extractor hood above, space for a tall fridge-freezer, and space and plumbing for a washing machine. The ceiling is fitted with recessed downlights, and a window faces the rear elevation.



## REAR PORCH

6'7 x 4'0

The rear porch continues the wood-grain effect linoleum flooring and is constructed from a uPVC opaque double-glazed frame, with a door opening to the rear garden.

## FIRST FLOOR LANDING

The landing has a window facing the side elevation, access to the loft, and

doors leading to both double bedrooms and a spacious three-piece bathroom suite.

## BATHROOM

7'5 x 7'4

The bathroom is fitted with a modern white three-piece suite, comprising a panel bath with a dual-head shower and protective screen above, a dual-flush low-level WC, and a pedestal wash hand basin with a mixer tap. The walls are partially tiled, and there is a chrome heated towel rail and an opaque window to the rear elevation. The flooring is wood-grain effect linoleum, and recessed downlights are fitted in the ceiling, along with an extractor fan.



## BEDROOM ONE

15'4 x 9'2

This bedroom has an electric wall heater, a window facing the front elevation, and a built-in double wardrobe with sliding mirrored doors.



## BEDROOM TWO

12'2 x 10'4

This bedroom features a window facing the rear elevation and an electric wall heater.



## EXTERNALLY

To the front of the property, there is ample gravel off-road parking with a small lawn. A canopy with two external lights is situated above the side of the front door. Timber side access leads to the rear garden, which is predominantly laid to lawn with a gravel area at the rear. There is also a timber shed, an outside water supply, and the garden is enclosed by concrete fence posts with timber panels.

## Services (Wrexham)

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

Tenure: Freehold

Council Tax Band C - £1,790.00

## Viewings (Wrexham)

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

## To Make an Offer (Wrexham)

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

## Mortgage Advice (Wrexham)

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.**

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