

# Town & Country

Estate & Letting Agents



**7 Maes Y Berwyn, Chirk, LL14 5RA**

**Offers In The Region Of £364,950**

Town and Country Oswestry offer this well presented four/ five bedroom detached family house situated within a quiet cul-de-sac location in a popular residential area on the outskirts of Chirk. Benefitting from gas central heating and double glazing throughout, the spacious internal accommodation must be viewed to appreciate the condition and space on offer. The property has a large, modern kitchen, beautiful bathrooms and a high standard of decoration throughout. To the front there is a driveway offering parking for several vehicles along with lawned gardens. The gardens to the rear are landscaped with various areas to sit and relax and enjoy views over the open countryside. A truly fantastic family home in a great location 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 first turning into Maes Berwyn where the property will be seen on the right.

## ACCOMMODATION COMPRISES:

We are informed by the vendors that the property benefits from the boiler being only two and a half years old.

## ENTRANCE HALL



Having a part glazed uPVC front door and side panel, tiled flooring, telephone point, coved ceiling, built-in storage cupboard, doors to the lounge, kitchen, ground floor bedroom and cloakroom, alarm control panel and understairs storage area. Stairs lead off to the first floor with spindled banister.

## GROUND FLOOR BEDROOM/ SITTING ROOM 16'11" x 8'7" (5.16m x 2.63m)



A very versatile space ideal for a number of uses having a window to the front and a radiator.

## CLOAKROOM

With a window to the side, low level w.c., wash hand basin, tiled floor, radiator and part tiled walls.

## LOUNGE 11'0" x 16'11" (3.37m x 5.18m)



The good sized, bright lounge has a window to the front, coved ceiling, telephone point, t.v. Point, tiled flooring, telephone point and two radiators.

## ADDITIONAL PHOTO





**KITCHEN / DINING ROOM 26'10" x 9'7" (8.18m x 2.94m)**



The stunning kitchen/ dining room is beautifully appointed with an extensive range of base and wall units with work surfaces over, one and a half bowl sink with a mixer tap, window to the rear, integrated dishwasher, electric fan assisted oven, five ring gas hob with glass splashback and chimney style extractor fan, breakfast bar, radiator, under unit lighting, plinth lighting, tiled floor, recessed spotlighting and door to the utility. Double doors lead through to the conservatory.

**ADDITIONAL PHOTO**



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**UTILITY 6'3" x 5'10" (1.93m x 1.78m)**

Having a part glazed uPVC door to the side, fitted base units with work surface over, stainless steel sink with mixer tap, plumbing for washing machine, recently installed combination gas boiler, tiled flooring, recessed spotlighting, radiator and extractor fan.



### CONSERVATORY 9'10" x 9'4" (3.00m x 2.85m)



The uPVC conservatory has a tiled floor and door opening on to the rear garden.

### LANDING

With loft access, built-in airing cupboard with shelving, radiator and doors off to the bedrooms and bathroom.

### BEDROOM ONE 15'1" x 11'1" (4.60m x 3.38m)



Having a window to the front with views towards the hills, radiator, t.v. Point, telephone point, triple wardrobes and a door leading to the en suite.

### EN SUITE SHOWER ROOM



The recently re-modelled en suite has a window to the front, low level w.c., corner wash hand basin, corner shower cubicle with jacuzzi style shower and hand held shower, part tiled walls, tiled flooring, shaver point, extractor fan, heated towel rail and spotlighting.

### BEDROOM TWO 14'6" x 9'3" (4.44m x 2.84m)



Having a window to the front with views, t.v. Point and a radiator.



**BEDROOM THREE 10'2" x 9'4" (3.12m x 2.85m)**



Having a window to the rear, t.v. Point, telephone point and radiator.

**BEDROOM FOUR 9'9" x 7'8" (2.98m x 2.35m)**



With a window to the rear, double wardrobes, radiator and t.v. Point.

**FAMILY BATHROOM 9'2" x 6'11" (2.81m x 2.12m)**



The beautiful family bathroom has recently been remodelled and is fitted with a white suite comprising

a free standing bath with free standing mixer taps and shower head over the bath, low level w.c., wash hand basin on a vanity unit with mixer taps over, separate shower cubicle with concealed controls and two shower heads, part tiled walls, tiled flooring, extractor fan, window to the rear, heated towel rail and spotlighting.

**FRONT GARDEN**

The property has a long driveway leading up to the property and providing off road parking for three - four cars. A covered porchway leads to the front entrance door with light. The front gardens are lawned and a gate provides access to the side and rear gardens.

**REAR GARDEN**



The attractive rear garden provides a great space to relax and entertain with an Indian stone patio at the side of the property leading to a further decked area leading off from the conservatory. The garden has lawns and gravelled and shrubbed raised flower beds. There is outside power along with a second decked area and good sized summerhouse. A further area to the other side has a shed and area for storage. The rear garden is enclosed by fencing and hedging and has views over the fields behind the summerhouse.



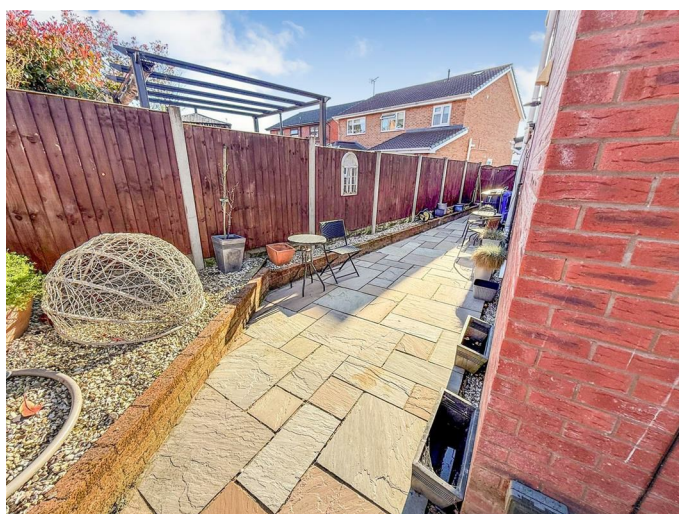
#### ADDITIONAL PHOTO



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#### 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.

#### 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 E.

#### 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

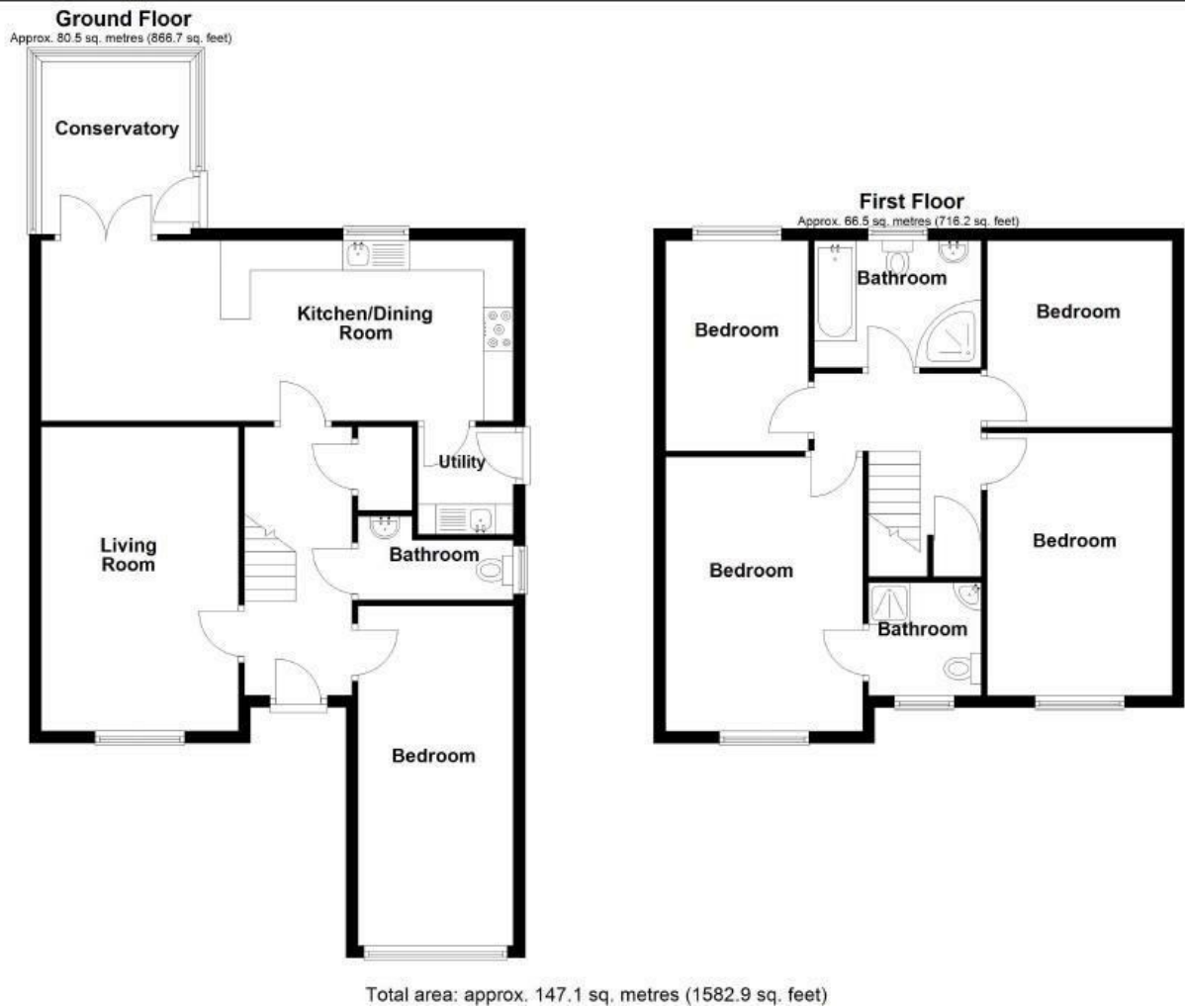
### **Additional Information**

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.

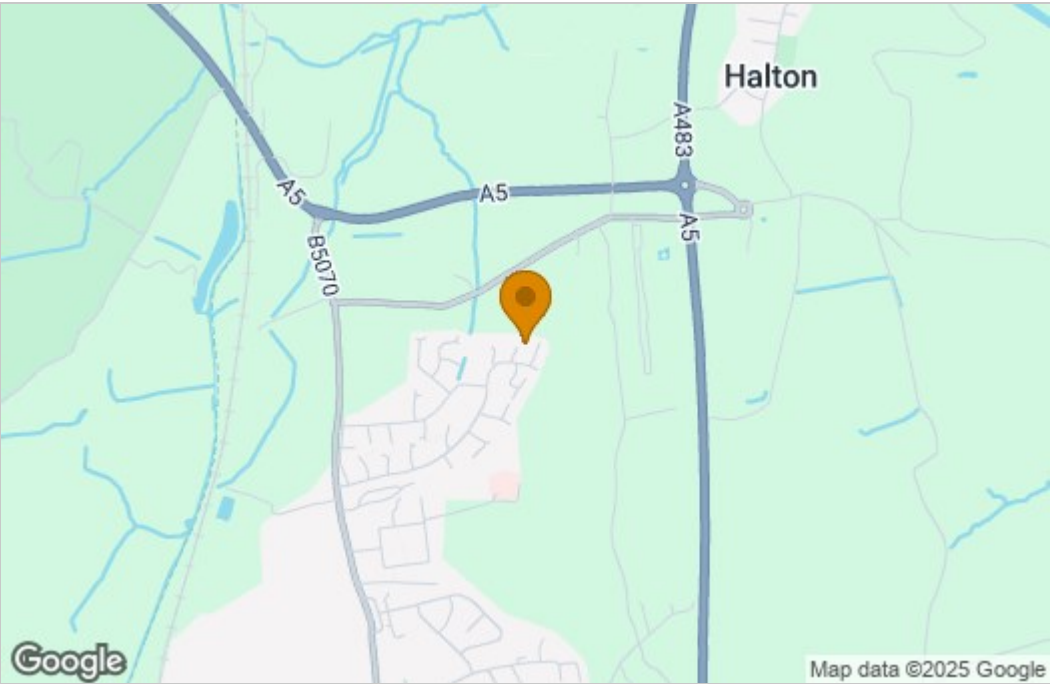
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.



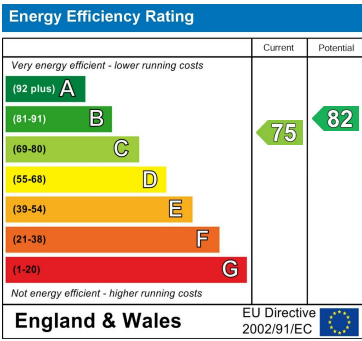
Floor Plan



Area Map



Energy Efficiency Graph



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