

Town & Country

Estate & Letting Agents



16 Telford Rise, Chirk, LL14 5AJ

Offers In The Region Of £350,000

Nestled in the desirable cul-de-sac of Telford Rise, Chirk, this modern four-bedroom detached family home offers an exceptional living experience in a charming heritage area. The property is well-maintained throughout, ensuring a welcoming atmosphere for you and your family. Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The well-appointed kitchen offers every day conveniences. With four generously sized bedrooms, there is plenty of room for everyone to enjoy their own space. The two bathrooms add convenience for busy family life. Outside, the property boasts a driveway with parking along with a garage. The good-sized garden is an ideal setting for children to play or for hosting summer barbecues with friends and family.

This home is not just a property; it is a perfect family haven, combining modern living in a sought after location with the charm of its surroundings and beautiful scenery right on the doorstep. With its prime location and thoughtful design, this house is sure to attract those seeking a comfortable and stylish lifestyle. Don't miss the opportunity to make this delightful home your own.

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. Take the first turning left onto Castle Road. Proceed over the mini roundabout and turn right into Telford Rise just before the next roundabout. Continue along where the property will be seen on the right hand side.

LOCATION



The property is located just a stones throw away from the famous Thomas Telford Aqueduct making it a lovely area for walks and outdoor pursuits. The town centre of Chirk is just a five minute walk away and offers every day amenities including supermarket, schools, doctors and restaurants. Good road links connect the area with larger towns and cities. The train station is also a short walk away making the property ideal for commuting and travelling.

ENTRANCE HALL



Having a window to the side on the half landing, part glazed door to the front, under stairs cupboard, stairs to the first floor, oak flooring, radiator, door to the cloakroom, coved ceiling and doors leading to the lounge and the kitchen.

CLOAKROOM



The cloakroom has a window to the side, w.c., wash hand basin, part tiled walls, oak flooring and alarm controls.

LOUNGE 10'0" x 15'10" (3.07m x 4.84m)



The bright lounge has a window to the front overlooking the green, radiator, t.v. point and a coved ceiling. Double doors lead through to the dining room.

DINING ROOM 11'10" x 8'9" (3.63m x 2.67m)



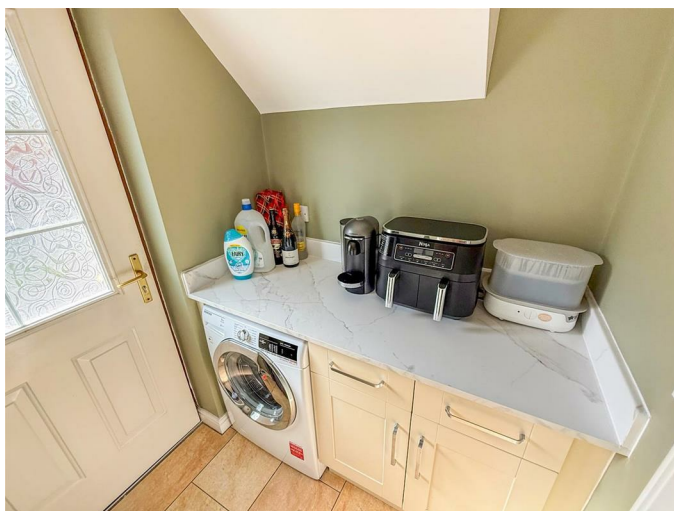
The dining room has French doors to rear leading onto the garden, coved ceiling, oak flooring and a radiator. A door leads through to the kitchen.

KITCHEN 9'6" x 12'4" (2.91m x 3.77m)



The attractive kitchen has a good range of base and wall units in cream shaker style with contrasting work surfaces over and matching up stands, 1 1/2 bowl sink with a mixer tap over, built in electric oven with gas hob and modern extractor hood over with glass splashback, radiator, built in fridge freezer, plumbing for a dishwasher, window to the rear, tiled flooring a door leading to the utility.

UTILITY ROOM 5'7" x 7'1" (1.71m x 2.16m)



Having a door to the side, base units with worktops over and up stands, tiled flooring, plumbing for a washing machine and a recently installed Worcester gas fired boiler.

LANDING



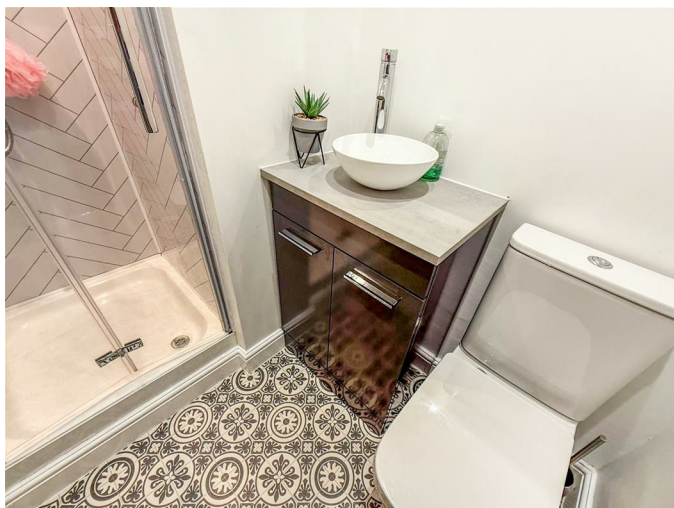
With a window to the side, loft access and an airing cupboard. Doors lead off to the bedrooms and bathroom.

BEDROOM ONE 11'4" x 10'8" (3.46m x 3.27m)



A good sized double bedroom having a window to the front overlooking the green, single radiator, feature panelled wall and a door leading to the en suite.

EN SUITE



The en suite has been recently remodelled and has a vinyl floor, heated towel rail, low level w.c., free standing wash hand basin on a modern vanity unit with a free standing mixer tap, spotlighting and a shower cubicle with aqua panelling and mains powered shower with two shower heads.

BEDROOM TWO 8'10" x 11'2" (2.70m x 3.41m)



Having a window to the rear overlooking the garden and a radiator.

BEDROOM THREE 7'6" x 8'10" (2.31m x 2.70m)



Having a window to the rear overlooking the garden and a radiator.

BEDROOM FOUR 7'5" x 6'9" (2.27m x 2.06m)



Having a window to the front overlooking the green, feature panelled wall and a radiator.

FAMILY BATHROOM 7'3" x 7'10" (2.21m x 2.41m)



The family bathroom has a panelled bath and a separate corner shower cubicle with an electric

fitted shower, window to the side, fully tiled walls, tiled flooring, wash hand basin and a w.c., radiator and spotlighting.

SINGLE DETACHED GARAGE



The garage is located at the side of the house and has an up and over door, power and lighting. There is also a side personal door leading onto the garden.

FRONT GARDEN

To the front the gardens are lawned. There is a driveway leading to the detached single garage with parking for two - three cars. A gate leads to the rear garden.

REAR GARDEN



The good sized rear garden has a paved patio off the dining room with lawned gardens beyond. The garden is fully enclosed by fencing making it both private and secure.

ADDITIONAL PHOTO



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, Zoopla, 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 D.

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

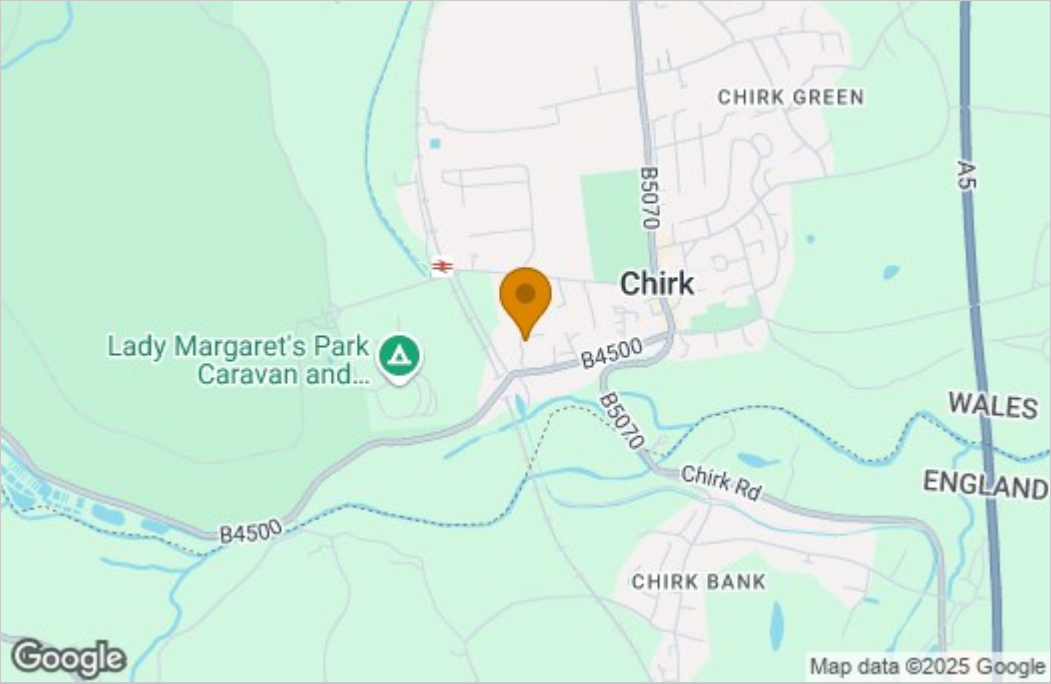
Additional Information

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.

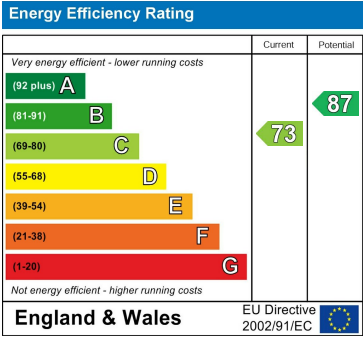
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as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

Floor Plan

Area Map



Energy Efficiency Graph



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