

# Town & Country

Estate & Letting Agents



105 Crogen, Chirk, LL14 5BJ

**Offers In The Region Of £220,000**

WITH NO ONWARD CHAIN!! Located in the charming area of Crogen, Lodgevale Park, Chirk, this delightful semi-detached house offers a perfect blend of comfort and style. With three well-proportioned bedrooms and two inviting reception rooms, this home is ideal for families or those seeking extra space for entertaining. As you enter, you will be greeted by a warm and welcoming atmosphere, enhanced by the natural light that flows through the property. The two reception rooms provide versatile spaces that can be tailored to your needs, whether it be a cosy lounge for relaxation or a formal dining area for gatherings with friends and family. The property boasts a good-sized rear garden that backs onto woodland and fields, perfect for outdoor activities, gardening, or simply enjoying the fresh air. The elevated views across the village and the rolling Dee Valley beyond to the front add a touch of charm, allowing you to appreciate the surrounding landscape from the comfort of your home. Situated in a peaceful cul-de-sac, this residence offers a tranquil environment, making it an ideal retreat from the hustle and bustle of daily life. Parking is a breeze with space available for up to three vehicles, ensuring convenience for you and your guests. In summary, this lovely home is a fantastic opportunity for those looking to settle in a great location while enjoying the benefits of spacious living. Do not miss the chance to make this wonderful property 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. Follow the road through the village before turning right onto Lodgevale Park. Proceed along Crogen where the property will be found in the second cul de sac on the right hand side. Turn here where the property is located at the far end.

## Accommodation Comprises

### Hallway



The hallway has a part glazed door and side panel to the front, stairs leading to the first floor and a door leading into the lounge.

## Lounge 13'3" x 11'7" (4.06m x 3.55m)



The bright lounge has a bow window to the front with far reaching elevated views towards the rolling hillside and the Berwyns, tv point and a radiator. The lounge opens onto the dining room.

## Dining Room 10'2" x 7'3" (3.10m x 2.21m)



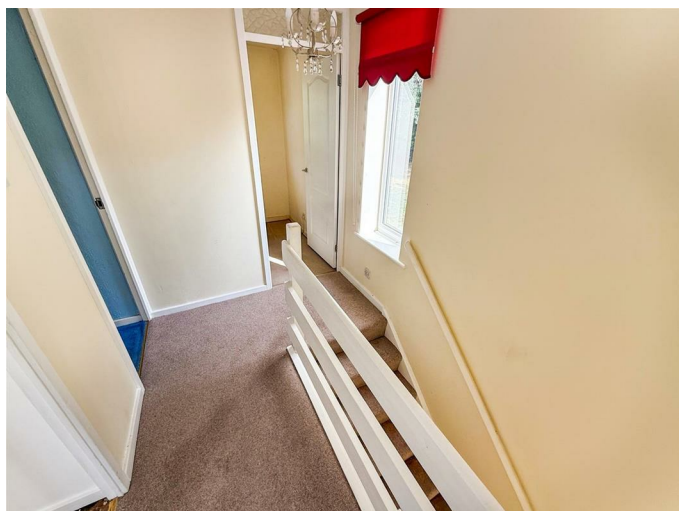
The dining room has patio doors opening onto the rear garden, radiator and a door leading to the kitchen.

**Kitchen 10'0" x 8'3" (3.07m x 2.53m)**



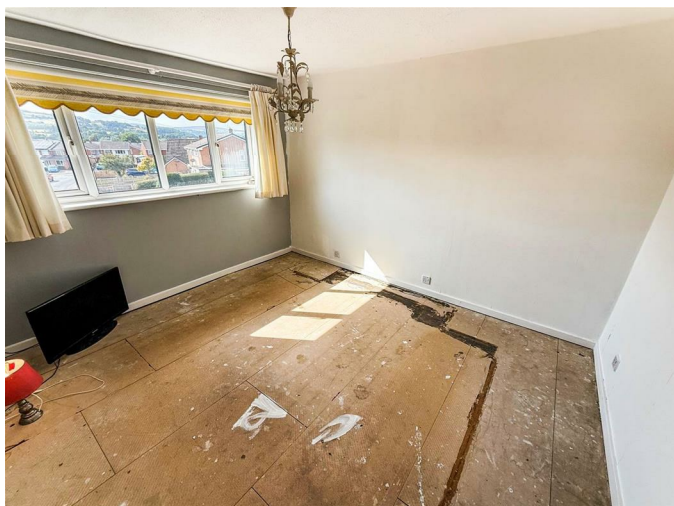
The modern, fitted kitchen has a range of base and wall units with work surfaces over, one and a half bowl sink with a mixer tap over, plumbing for a washing machine, Hotpoint electric oven, ceramic hob, integrated extractor fan, vinyl flooring, part tiled walls, radiator, space for a fridge/ freezer, under stairs cupboard, a window to the rear and a part glazed door to the side.

**First Floor Landing**



The first floor landing has a window to the side, loft hatch and doors leading to the bedrooms and the bathroom.

**Bedroom One 11'10" x 10'5" (3.61m x 3.19m)**



The good sized first bedroom has a window to the front with far reaching views and a radiator.

**Bedroom Two 10'4" x 7'4" (3.15m x 2.24m)**



The second double bedroom has a radiator and a window to the rear overlooking the garden and adjoining woodland.

**Bedroom Three 8'7" x 6'0" (2.64m x 1.85m)**



The third bedroom has a radiator and a window to the rear overlooking the gardens and woodland.

### Family Bathroom



The family bathroom is fitted with a panelled bath with a mains powered shower over and glass screen, low level w.c. ,wash hand basin, fully tiled walls, a window to the front, vinyl flooring and an airing cupboard housing the Gloworm gas fired boiler.

### To The Outside



The property is accessed from the road over a driveway providing parking for several vehicles. There are lawned and shrubbed gardens and a gate to the side leading to the rear.

### Rear Gardens

The rear gardens are a particular feature of this home being a great size and believed to be one of the largest on the development. Having a patio area at the side and extensive lawned and shrubbed gardens and backing onto woodland giving a real feel of privacy and country living. Being a corner plot, there is also great scope to extend the property to both the rear and the side. The garden also has a summerhouse and fenced and hedged boundaries making it very secure whilst taking in the great views towards the surrounding countryside.

### Additional Photo



### View From The house



### 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, 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 C.

### **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

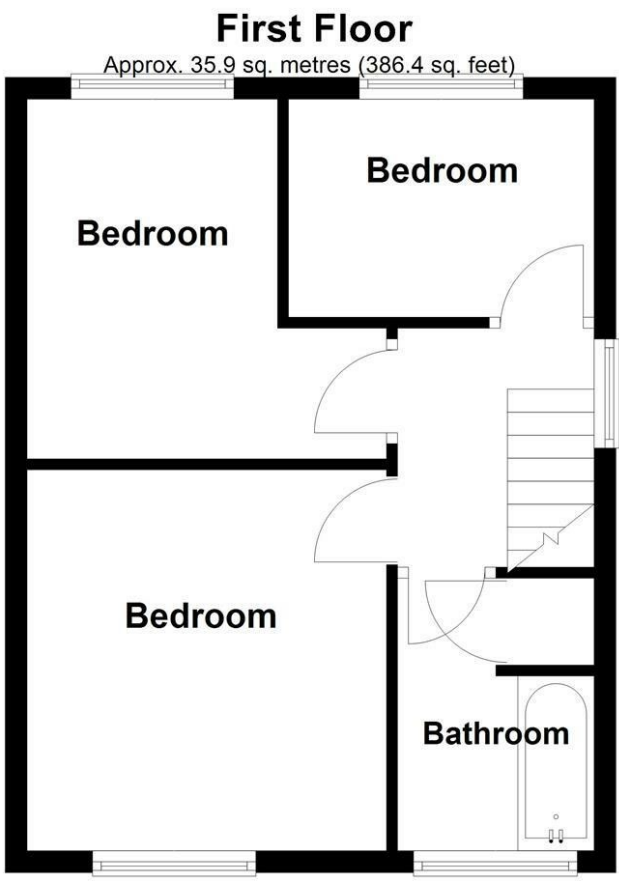
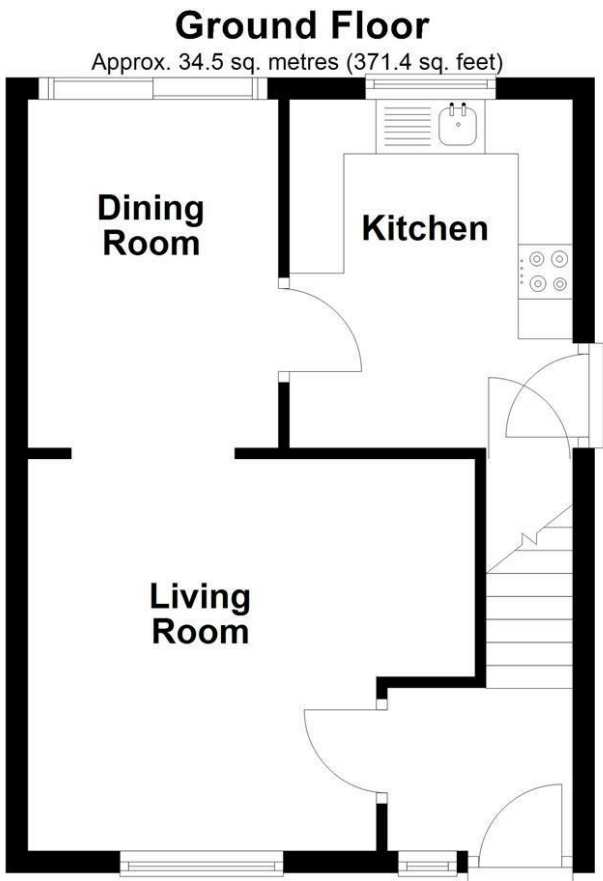
Saturday: 9.00am to 2.00pm

### **Additional Information**

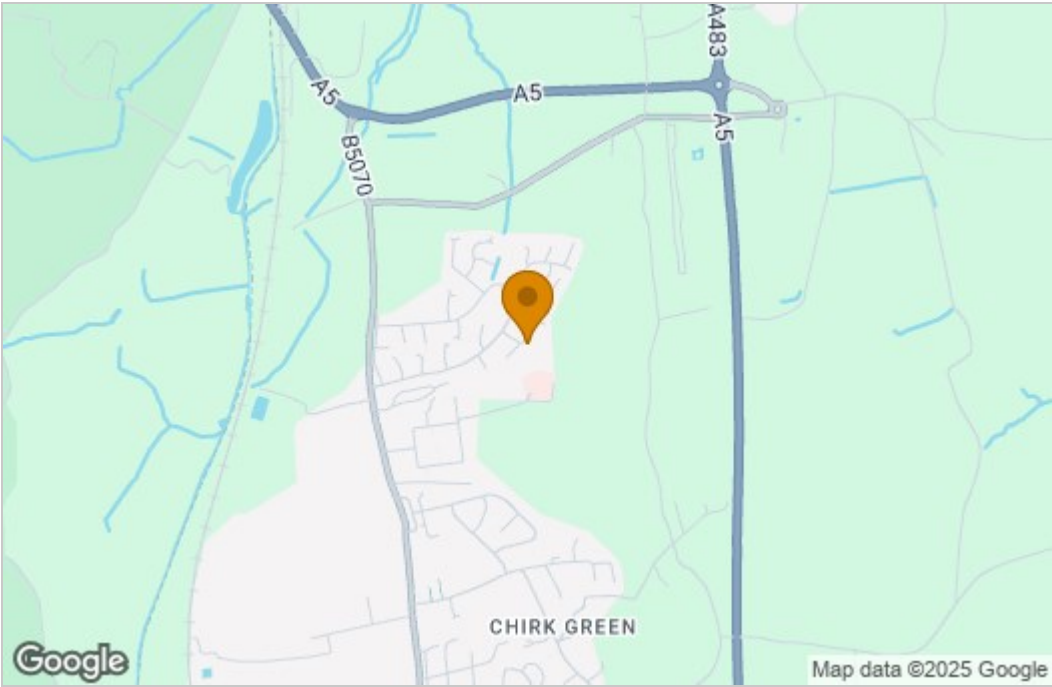
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

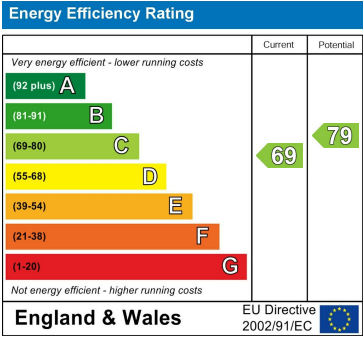
Floor Plan



Area Map



Energy Efficiency Graph



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