

Town & Country

Estate & Letting Agents

Derwen, Chirk, Wrexham

£265,000



A beautifully presented and thoughtfully reconfigured three bedroom bungalow, offering flexible living space and a bright, airy feel throughout. Situated in a peaceful cul-de-sac, the property has been enhanced with the addition of an Orangery and benefits from both private outdoor space and excellent interior flow.

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DESCRIPTION

This versatile and well-maintained bungalow offers a rare combination of space, modern convenience, and a peaceful location. With three bedrooms, a bright Orangery, generous living areas, and low-maintenance gardens, it is ideal for those seeking comfortable single-storey living close to Wrexham's amenities.



LOCATION

Chirk is a charming Welsh border town located in Wrexham County, known for its rich history, welcoming community, and scenic surroundings. Home to the famous Chirk Castle and aqueduct, the town offers a range of local amenities, schools, and transport links, including a railway station and easy access to the A5 and A483. It's an ideal location for those seeking a blend of rural charm and convenience.

ENTRANCE HALL

Welcoming hallway with light oak flooring, deep built-in storage cupboard, and access to all main rooms.



LIVING ROOM

Generous reception with side window, feature electric fire with marble hearth and Adam-style surround, arched opening to the dining room, and patio doors to the Orangery.



DINING ROOM

9'1 x 9'1

Converted from an original bedroom, with serving hatch to the kitchen and views into the Orangery.



ORANGERY

17'9 x 9'6

Bright and stylish, overlooking the rear garden with two skylights, recessed downlights, two radiators, and French door access to the patio.



KITCHEN

12'3 x 10'3 (max)

L-shaped kitchen with light oak-style units, ample worktops, breakfast bar, and integrated appliances including stainless steel double oven, hob, extractor, and fridge. Space/plumbing for a slimline dishwasher.



UTILITY ROOM

5'3 x 6'4

Additional storage with work surface, space/plumbing for washing machine, wall-mounted gas boiler, and stable door to the rear garden.



SHOWER ROOM

6'7 x 5'5

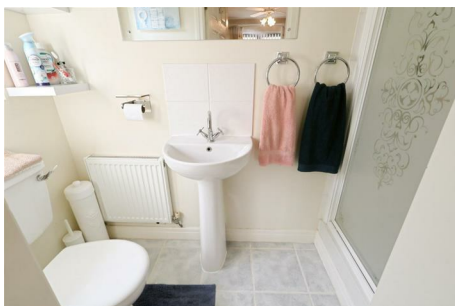
Modern suite with oversized shower enclosure, vanity unit with WC and basin, heated towel rail, and panelled splashbacks.



PRINCIPAL BEDROOM

14 x 9'9

Front-facing with fitted wardrobes, overhead storage, bedside cabinets, and ensuite shower room.



ENSUITE

Shower enclosure, WC, pedestal basin, part-tiled walls, and tiled flooring.



BEDROOM TWO

9'5 x 8'2

Front-facing with radiator.



BEDROOM THREE

8'5 x 6'5

Side-facing with radiator.



EXTERNALLY

Front aspect has an attractive lawn with golden gravel and planted borders, off-road parking in front of garage, paved pathway to entrance, side timber gate to rear private, low-maintenance space with paving, gravel, raised planters, greenhouse, timber shed, outside light, and water supply.

GARAGE

Detached, pitched roof, power, lighting, and up-and-over door.

Services

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

Freehold

Council Tax Band - E (£2680 Per Year)

Viewings

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

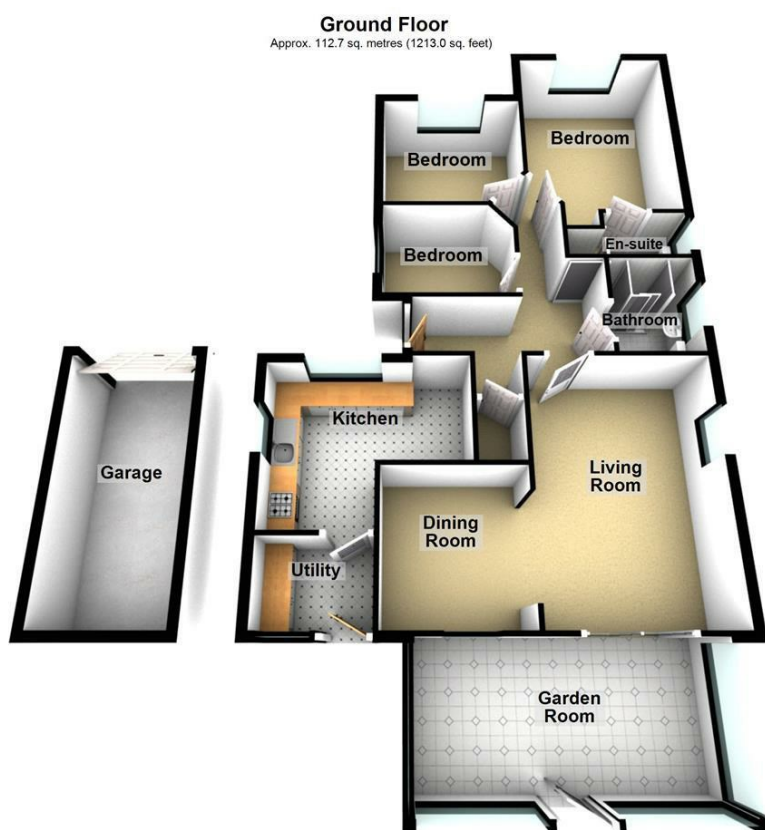
To Make an Offer

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

Mortgage Advice

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.



Total area: approx. 112.7 sq. metres (1213.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.