

# Town & Country

Estate & Letting Agents



**3 Wern, Chirk, LL14 5BW**

**Offers In The Region Of £299,950**

Town and Country Oswestry are pleased to offer to the market this MODERNISED SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME. Located on the edge of the popular village of Chirk and close to excellent road and rail links, making this an ideal property for those who commute to the larger towns and cities. Having a double garage and ample off road parking for family vehicles. The good sized enclosed garden to rear is safe and secure and great for children and pets. Viewing is recommended to appreciate what this property has to offer.

## Directions

From our Willow Street office proceed out of town and 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 along until reaching the village. Follow the road through the village before turning right onto Lodgevale Park. Continue and take the first turning left onto Wern where the property will be found on the right hand side.

## Overview

This property has been tastefully and thoughtfully modernised throughout, each room flows perfectly from one to the other. An ideal spacious family home with local schools close to hand and a variety of local amenities within walking distance. Close to Chirk Aqueduct, part of a World Heritage site and the Dee Valley, home to Chirk Castle.

10 year window guarantee.

## Accommodation Comprises

### Hallway



Having a composite door to the front with glazed side panel, tiled flooring, a radiator, stairs to the first floor, spot lighting and an archway to the lounge.

## Cloakroom



Having a window to the front, WC, wash hand basin, tiled flooring and spot lighting.

## Lounge 16'2" x 12'5" (4.94m x 3.79m)



A lovely light and airy room with a wide window to the front, coved ceiling, a radiator and TV point.

## Additional Photograph



**Kitchen/Dining Room 19'9" x 10'4" (6.04m x 3.17m)**



A beautifully designed kitchen with a good range of base and wall fitted units in gloss grey, contrasting work surfaces and up-stands over, integrated fridge/freezer, electric cooker point, chimney extractor fan over, splash back, Hive heating system a gas combination boiler (which has just been serviced), 1½ bowl sink and mixer tap, a window to the rear, plumbing for a washing machine, breakfast bar, radiator, understairs cupboard, spot lighting and a French door leading out to the rear garden.

## Additional Photograph



**Additional Photograph**



**Dining Area**



With French doors leading out to the rear garden.

## Utility Room

To the side of the house with a door to the front, a door to the rear and a door to the garage.

## Landing



With a window to the side, radiator, linen cupboard and a loft hatch.

## Bedroom One 12'7" x 9'3" (3.86m x 2.83m)



The first double bedroom has a window to the front with views, a window to the side and a radiator.

## Bedroom Two 11'5" x 10'5" (3.48m x 3.19m)



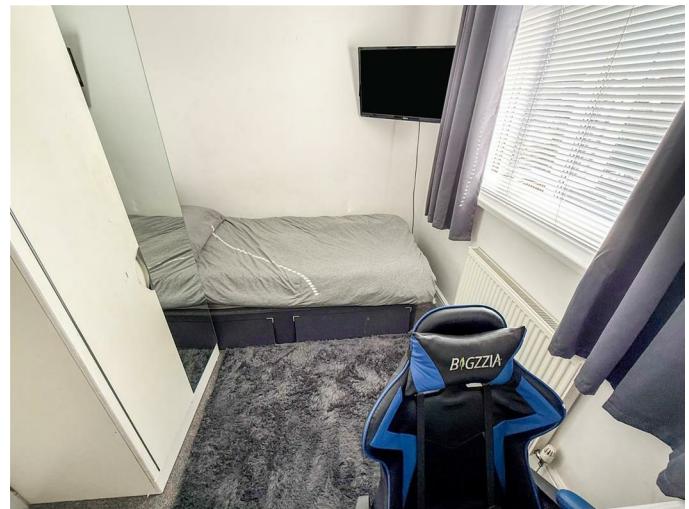
A second double bedroom having a window to the front with views and a radiator.

## Bedroom Three 10'5" x 7'5" (3.18m x 2.27m)



Having a window to the rear and a radiator.

## Bedroom Four 9'2" x 7'5" (2.80m x 2.27m)



Having a window to the rear and a radiator.

## Family Bathroom



The modern bathroom has a walk-in large shower with a rainfall shower and hand held shower, wash hand basin with a mixer tap on a vanity unit, WC on a vanity unit, heated towel rail, spot lighting, extractor fan and fully tiled flooring and walls.

## Double Garage 16'11" x 15'8" (5.15 x 4.78)

With an up and over door.

## To the Front of the Property



The property is approached over a double width block paved driveway providing off-road parking for several cars, leading up to the garage. The garden is lawned and shrubbed and enclosed by fence panelling.

## Rear Garden



The good sized rear garden has a paved patio, gravelled area with a lawn beyond, sleeper raised flower beds, a further large patio area to the rear of the garage, fence panelling and a garden tap.

## Additional Photograph



## Additional Photograph



## Views to the front



The property enjoys an open aspect to the front overlooking the green and the mountains beyond.

## Hours of Business

Monday - Friday - 9.00 - 5.00  
Saturday - 9.00 - 2.00

## Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

## To Make an Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT. If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

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.

### **Money Laundering Regulations**

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

### **Town and Country Services**

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - 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.**

### **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.

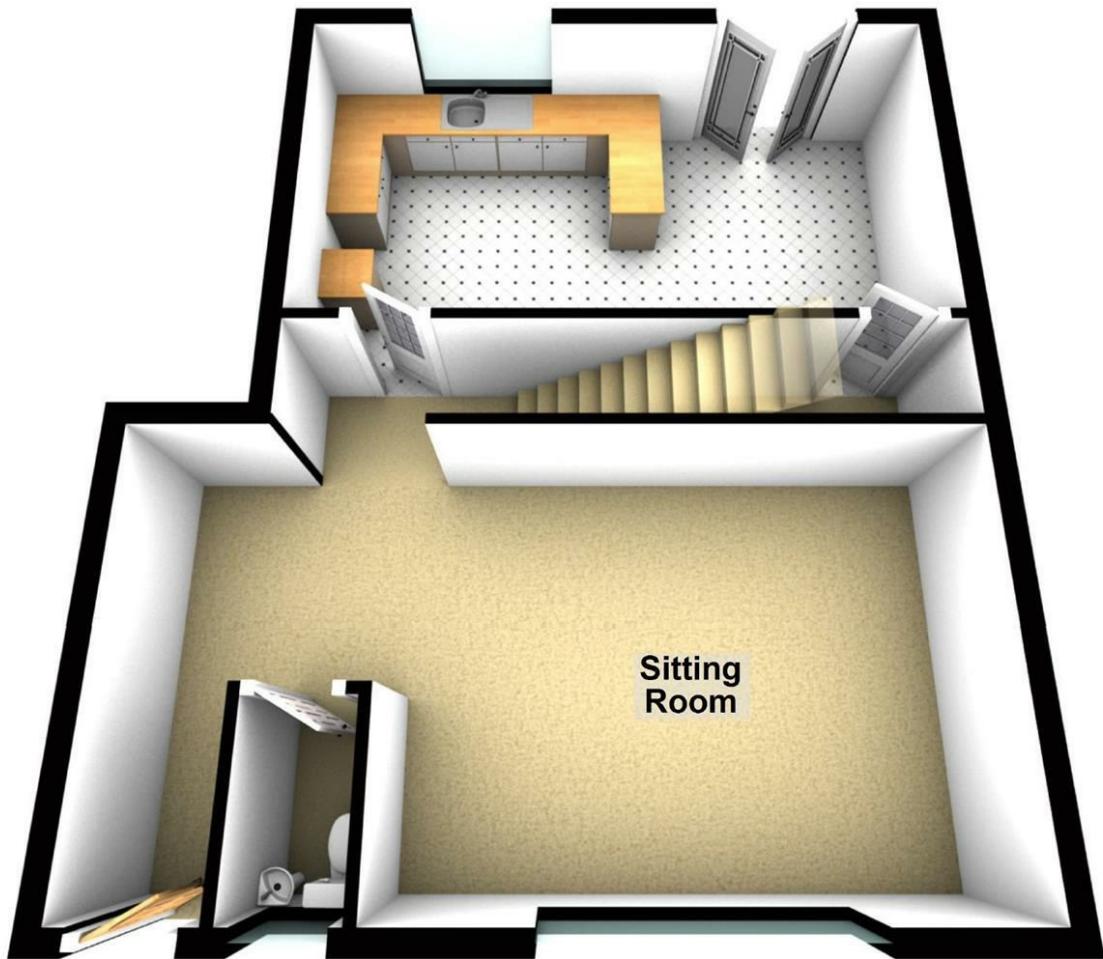
### **Tenure/Council Tax**

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

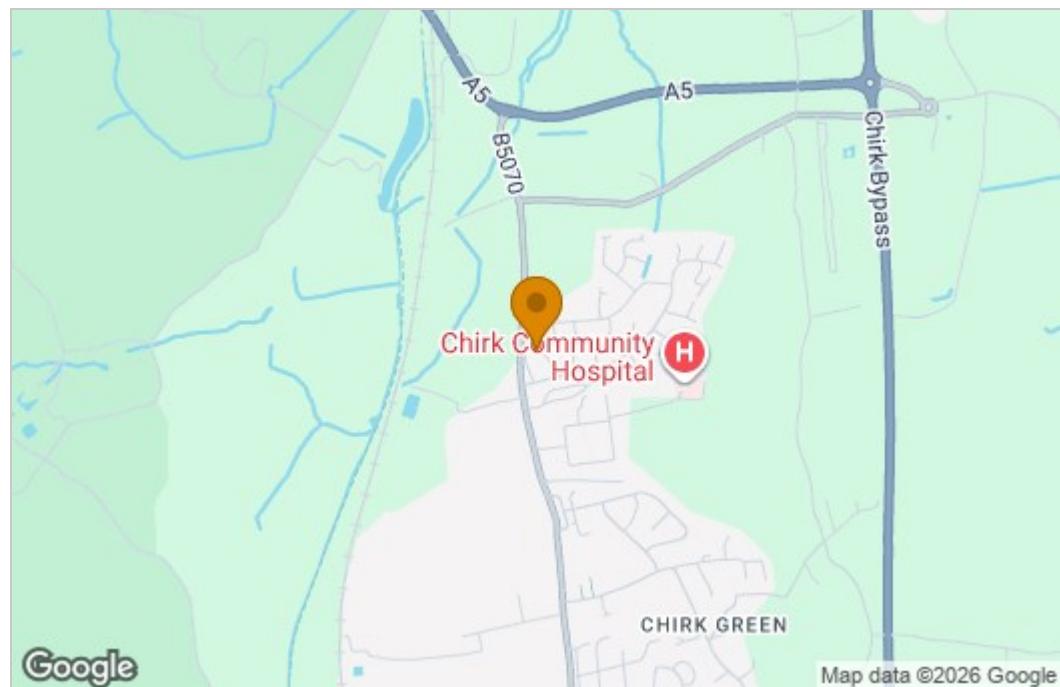
The Council tax is payable to Wrexham County Council and we believe the property to be in Band D.

## Floor Plan

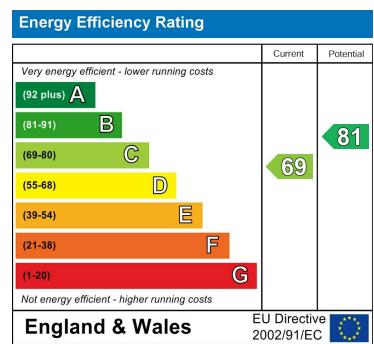
### Ground Floor



### Area Map



### Energy Efficiency Graph



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