

# Town & Country

Estate & Letting Agents

Crogen, Chirk

£225,000



A good sized three bedroom detached residence set in a popular village location. The property comprises; entrance hall, lounge, dining room and kitchen on the ground floor, with three bedrooms and bathroom on the first floor. Externally is a large garage to front approached by a driveway with lawn and further lawn with patio to rear. Offering pleasant views, this property must be viewed!

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

**TEL: 01978 291345**

## Entrance

Door to front entrance hall. Stairs to first floor. Doors off to:

## Lounge

13'7" x 10'9"

Window to front. Radiator. Archway to dining room.

## Dining Room

18'3" x 37'1"

Double glazed French doors to rear. Door to kitchen. Radiator.

## Kitchen

11'3" x 8'8"

Fitted with a range of wall, base and drawer units with complementary work surfaces. Composite sink unit and drainer. Integrated oven with four ring electric hob and extractor hood over. Integrated microwave. Integrated fridge. Integrated dishwasher. Understairs storage.

## Landing

Loft access. Window to side. Doors off to:

## Bedroom One

12'10" x 10'8"

Window to front. Radiator.

## Bedroom Two

10'7" x 7'11"

Window to rear with pleasant views. Radiator.

## Bedroom Three

9'0" x 7'3"

Window to rear with pleasant views. Radiator.

## Bathroom

Low level W/C. Pedestal wash hand basin. Panel enclosed bath with electric shower over. Part tiled walls. Built-in cupboard with Combi boiler. Window to front. Radiator.

## Garage

Oversized garage with workshop and utility space to rear. Up and over door. Power and light. Ample space for white goods and sink.

## Front Garden

Driveway to front with gravelled and lawned garden.

## Rear Garden

Mainly lawned rear garden with patio area and well-stocked borders. Greenhouse.

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## Viewings

Strictly by prior appointment with Town & Country Wrexham I.E.A. On 01978 291345

## To Make an Offer

If you would like to make an offer please contact the Office and one of the Team will assist you further.

## Services

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

## Mortgage Advice

Town and Country Property Services 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.

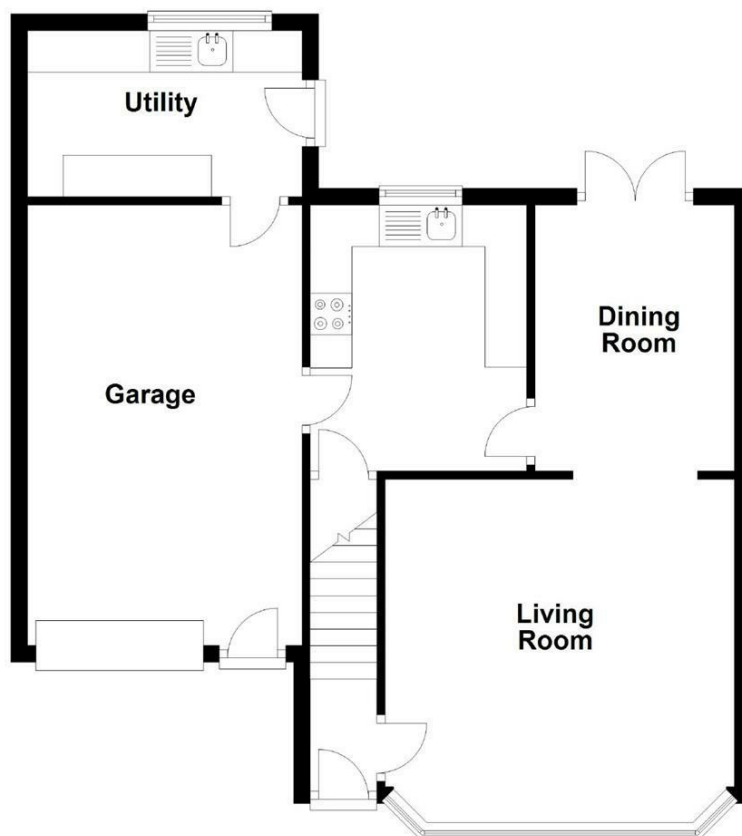
## Hours of Business

Monday to Friday - 8:30am - 5:30pm  
Saturday - 9:00am - 4:00pm

## 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. Unless informed otherwise by the vendor, this property is marketed under the assumption it is freehold.





**Ground Floor**

Approx. 60.9 sq. metres (655.6 sq. feet)

Total area: approx. 96.6 sq. metres (1039.9 sq. feet)

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.

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