

# Town & Country

Estate & Letting Agents



**11 Yr Helfa, Wrexham, LL14 5EP**

**Offers In The Region Of £182,500**

**NO ONWARD CHAIN!!!!** Nestled in the charming town of Chirk, Wrexham, this delightful three-bedroom semi-detached house on Yr Helfa offers a perfect blend of comfort and convenience. Ideal for first-time buyers or small families, this property boasts a warm and inviting atmosphere, making it a wonderful place to call home.

Upon entering, you are greeted by a spacious living area that is perfect for relaxation and entertaining. The well-appointed kitchen provides ample space for culinary pursuits and seamlessly connects to the dining area, creating an ideal setting for family meals and gatherings. A bright and airy conservatory extends the living space further, offering an excellent spot to unwind while enjoying views of the garden. Upstairs, the three bedrooms are generously sized, offering plenty of natural light and the potential for personalisation to suit your style.

Located in Chirk, you will benefit from a range of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected by public transport, making it convenient for commuting to nearby towns and cities.



### Directions

From our Willow Street office proceed out of town and join the A5 travelling towards Wrexham. Continue along until reaching the Gledrid roundabout. Take the second exit towards Chirk. Continue along, into Chirk, and proceed through the town until reaching the turning for Lodgevale Park on the right hand side. Turn into the development and take the first left. Follow the road along and take the last right and follow the road along Offa. Take the third left into Linden Avenue and then first right onto Yr Helfa. Follow the road around where the property will be found on the left.

### Accommodation Comprises



### Hallway



With door to the front and coat hooks and laminate flooring. A door leads into the lounge.

### Lounge 13'2" x 13'0" (4.02m x 3.97m)



With a window to the front, laminate flooring, a radiator and stairs leading off to the first floor. A door leads into the kitchen/breakfast room.

### Additional Photograph



### Kitchen/ Dining Room 13'1" x 8'3" (3.99m x 2.54m )



The kitchen sits at the rear of the property with a window overlooking the rear garden, a good range



of base and wall units, window to the rear, laminate flooring, electric oven, hob and extractor fan, a radiator, patio doors leading onto the rear garden and a built in storage cupboard with rails and shelving.

### **Stairs and Landing**

With doors leading to both bedrooms and a bathroom. Access to the loft space via hatch with pull down ladder. The loft space is partly boarded.

### **Bedroom One 13'3" x 12'1" (4.05m x 3.70m )**



A large double bedroom with a window to the front, built in storage cupboard with rails and shelving and a radiator.

### **Additional Photograph**



### **Bedroom Two 6'6" x 9'5" (1.99m x 2.88m)**



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

### **Bathroom 5'10" x 5'10" (1.79m x 1.79m)**



With a three piece suite in white comprising of a panelled bath with a shower over, wash hand basin, w/c, laminate flooring and a window to the rear.

### **Driveway**

There is a driveway to the side of the property providing space for two vehicles.

## Rear Garden



With a paved patio area, a large decked area with a lawn beyond. There is a paved pathway to the bottom of the garden and a pergola with lighting. There is a concrete base where it'd be ideal for a shed to be placed.

## To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

## Hours Of Business

Our office is open:  
Monday to Friday: 9.00am to 5.30pm  
Saturday: 9.00am to 4.00pm

## Services

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

## Tenure/Council Tax

We understand the property is freehold/leasehold, 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.

## Town and Country Services

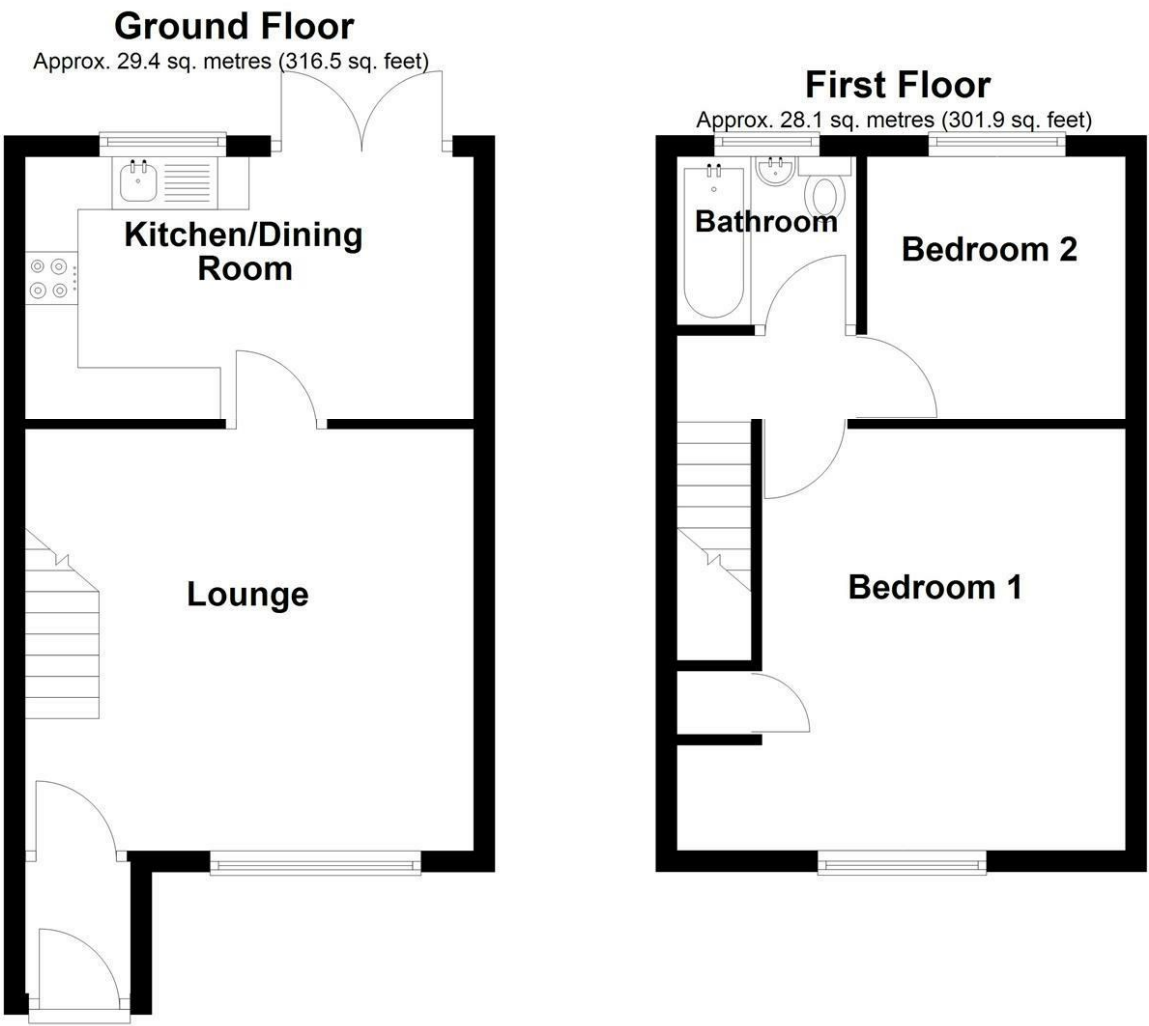
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour 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](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

## Additional Information

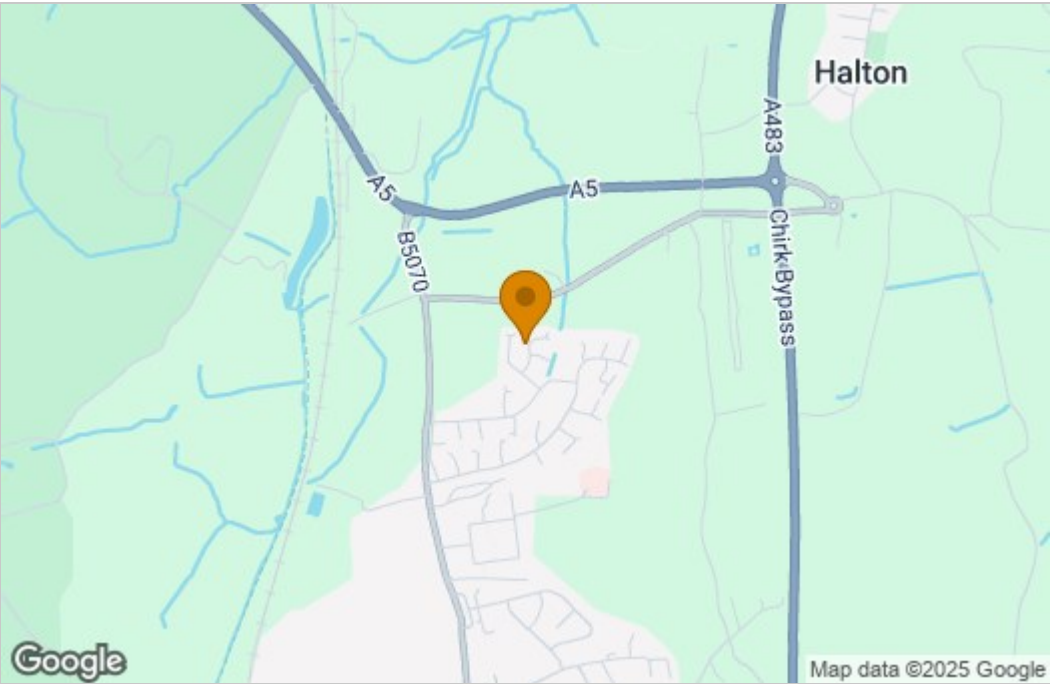
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

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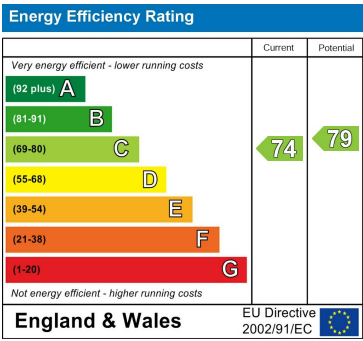
Floor Plan



Area Map



Energy Efficiency Graph



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