

Town & Country

Estate & Letting Agents



6 Yr Helfa, Chirk, LL14 5EP

Offers In The Region Of £228,000

Located in the charming town of Chirk, this immaculate three-bedroom semi-detached house on Yr Helfa offers a perfect blend of comfort and convenience. Ideal for 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 conservatory, creating an ideal setting for family meals and gatherings. Upstairs, the three bedrooms are generously sized, offering plenty of space for families. There is a well kept garden to the rear ideal for entertaining whilst at the front there is plenty of parking for several vehicles. 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 right hand side in the cul de sac.

Accommodation Comprises

Hallway

The hallway has a part glazed door to the front, wood flooring, a radiator and a dado rail. Doors lead to the cloakroom and the lounge.

Cloakroom

The cloakroom has a window to the front, a radiator, wood flooring, a wall hung wash hand basin, low level w.c. and fully tiled walls.

Lounge 14'7" x 13'6" (4.46m x 4.13m)



The good sized lounge has wood flooring, a window to the front, under stairs storage cupboard, stairs leading to the first floor, Adams style fire surround with an inset gas fire and a marble hearth and inset, coved ceiling, open reach point and a door leading through to the kitchen.

Additional Photo



Kitchen 14'7" x 8'7" (4.47m x 2.62m)



The bright, modern kitchen has a goods range of oak style wall and base units with new worktops over, display cabinets, Baumatic double electric oven, a new gas hob, integrated extractor fan and an Ideal gas fired wall mounted central heating boiler. There is a window to the rear, a stainless steel double sink with a mixer tap over, plumbing for a washing machine and dishwasher. Tiled effect laminate floor, a radiator, integrated fridge/freezer and a archway leading into the conservatory.

Additional Photo



Additional Photo



Conservatory 9'3" x 8'7" (2.82m x 2.62m)



The conservatory has French doors leading to the rear garden, fitted blinds, a radiator and tiled effect flooring.

Landing



The landing has doors leading to the bedrooms and bathroom, a loft hatch to the attic which has lighting and is bordered with shelving. There is a linen and store cupboard just off.

Bedroom One 8'1" 11'1" (2.47m 3.40m)



The first double bedroom has a window to the front, a radiator, coved ceiling and two fitted double wardrobes.

Additional Photo



Bedroom Two 6'10" x 9'3" (2.09m x 2.83m)



The second bedroom has a window to the rear and a radiator.

Bedroom Three 6'1" 7'1" (1.87m 2.17m)



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

Bathroom 5'0" x 5'6" (1.53m x 1.70m)



The bathroom has a window to the front, a w/c, wash hand basin, panelled bath with a glass screen

and mains shower over. There is a radiator, tiled flooring and is fully tiled with a shaver point and extractor fan.

To the Front



To the front of the property is a driveway with parking for three cars. With lawned and shrubbed areas, a path with gated entrance to the rear garden and shrubbed borders.

Additional Photo



To the Rear

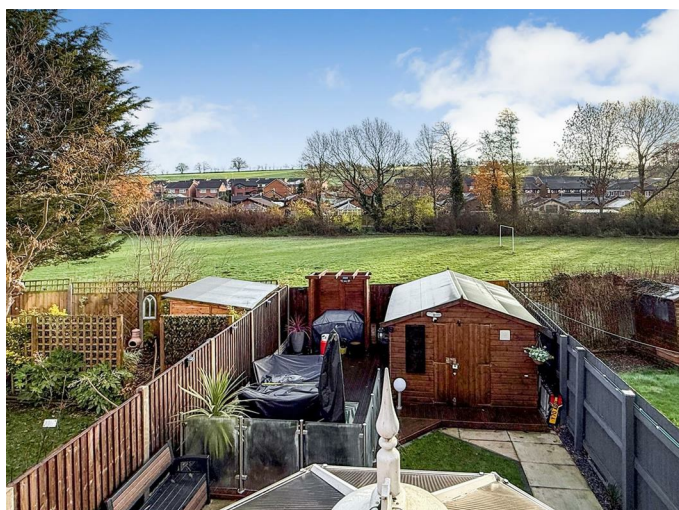


At the rear of the property is a well presented paved patio, raised decked area with glass and stainless steel balustrade and fence panelling to the boundaries. There is a shed with power that would be ideal for a home office (by separate negotiation).

Additional Photo



Views



The property enjoys an open aspect to the rear over an adjoining park.

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.

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 5.00pm

Saturday: 9.00am to 2.00pm

To Book a Viewing

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

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.

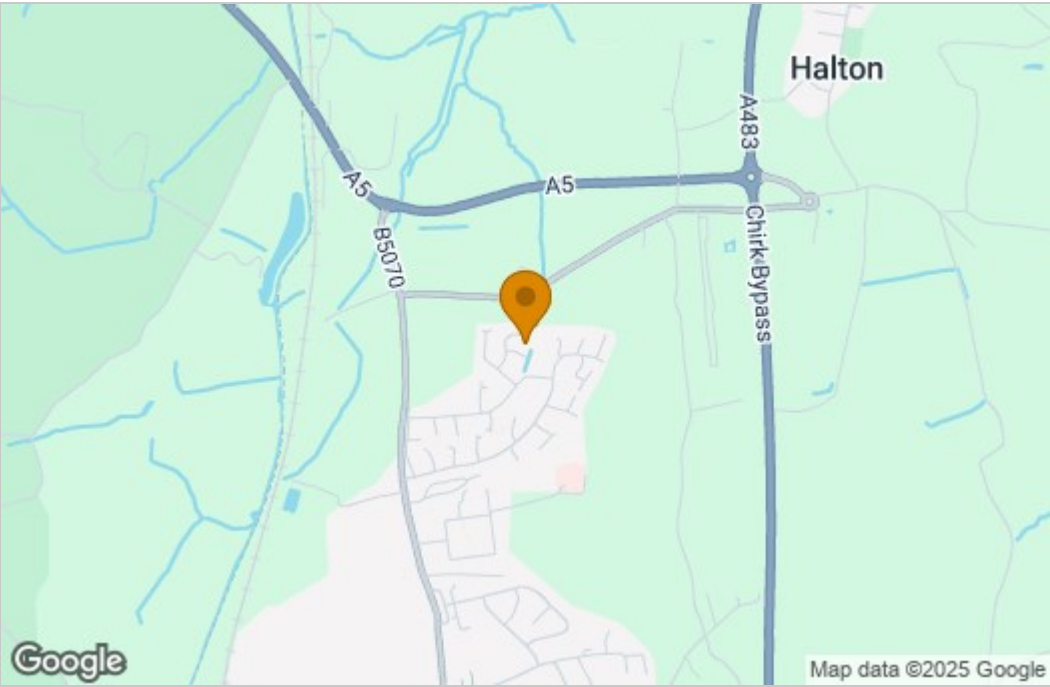
To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

Town and Country Services

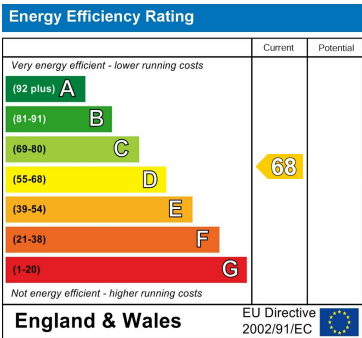
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour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

Floor Plan

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.