

# Town & Country

Estate & Letting Agents



**5 Charles Street, Chirk, LL14 5HT**

**Offers In The Region Of £189,950**

WITH NO ONWARD CHAIN!! Located on Charles Street in the charming town of Chirk, Wrexham, this spacious end-terraced family home offers an ideal setting for those seeking comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families looking to settle in a welcoming community. The home boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The modern kitchen is designed with functionality in mind, making meal preparation a delight.

The property is set on a large corner plot, which not only enhances its curb appeal but also offers generous gardens for outdoor activities and family gatherings. Parking is a breeze with space for two vehicles, ensuring that you and your guests can come and go with ease. This end-terraced house combines practicality with a homely atmosphere, making it a perfect choice for families or those looking to enjoy a peaceful lifestyle in a picturesque setting. With its blend of modern amenities and spacious living areas, this property is a wonderful opportunity for anyone looking to make Chirk their home. Don't miss the chance to view this delightful family residence.

## Directions



From Oswestry proceed out of town and join the A483 travelling towards Wrexham. At the Gledrid roundabout take the second exit towards Chirk. Proceed along and up the hill into Chirk. Continue along until reaching the turning on the right into West View. Follow the one way system left into George Street then right into Charles Street, where the property will be found on the right hand side.

## Accommodation Comprises;

### Entrance Hall



The property is accessed by a part glazed door to the front of the property into the hall with coved ceilings and doors leading into the dining room, lounge and kitchen. Stairs lead off to the first floor and a door leads to a useful under stairs walk in store cupboard.

## Dining Room 9'3" x 11'9" (2.84m x 3.60m )



With a window to the front aspect, wood flooring, radiator and coved ceiling.

## Lounge 12'8" x 11'10" (3.87m x 3.63m )



This spacious room has wood flooring throughout, coved ceiling, 'Adams' fireplace with a gas fire inset and marble hearth, coved ceilings and radiator. Patio doors leading into the rear garden.

**Kitchen 8'10" x 9'6" (2.71m x 2.9m )**



The kitchen comprises a range of floor and wall mounted units with worktop over, integral Neff oven with ceramic hood and extractor hood over. 1 1/2 stainless steel sink and drainer with mixer tap over, space and plumbing for a washing machine, part tiled walls and tiled floor throughout. Under unit lights, part glazed door to the side and a window to the rear.

**Additional Photo**



**Landing**

Having a window to the side aspect, radiator and coved ceiling. Doors lead to the bedrooms and the bathroom.

**Bedroom One 12'7" x 11'10" (3.86m x 3.62m )**



A good sized double bedroom having a window to the front aspect, radiator and laminate flooring, built in units and wardrobes and a coved ceiling.

**Bedroom Two 11'6" x 9'6" (3.52m x 2.9m )**



The second double bedroom has laminate flooring, a window to the rear and a radiator.

**Bedroom Three 9'4" x 6'3" (2.84m x 1.91m)**

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

## Bathroom



The bathroom is fitted with a double shower cubicle with Triton electric shower, wash hand basin and WC, a window to the front, fully tiled walls and vinyl flooring. Radiator and airing cupboard off housing the gas fired boiler and shelving providing storage.

## WC

The separate WC has a window to the side, WC and part tiled walls with vinyl flooring.

## To the Front



To the front of the property there is off road parking with a side passage and gate leading to the rear garden. The gardens extend to the side and offer lots of space and are a great size. Being mainly laid to lawn with mature plants and shrubs and fence boundaries.

## Rear Garden



The rear garden is fully enclosed by fence paneling, with patio area for entertaining. there is also access to the workshop.

## Additional Photo



## Additional Photo



## Services

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

### **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 B.

### **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 5.00pm

Saturday: 9.00am to 2.00pm

### **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.

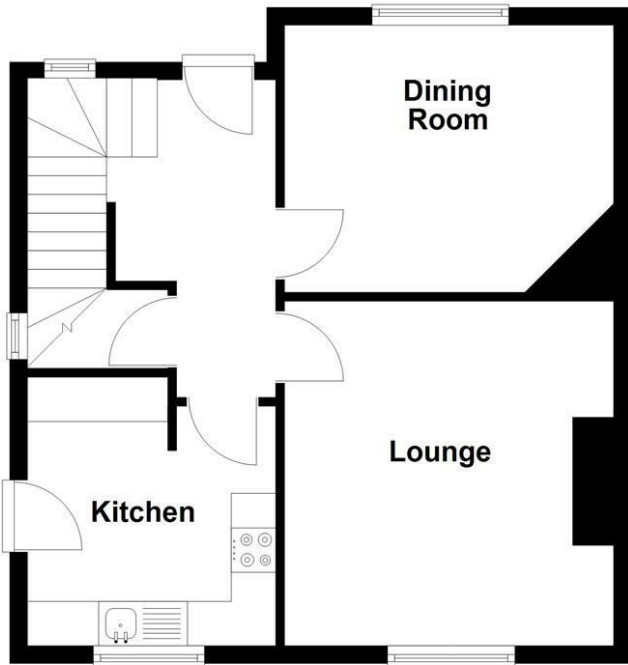
### **Money Laundering Regulations**

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.

## Floor Plan

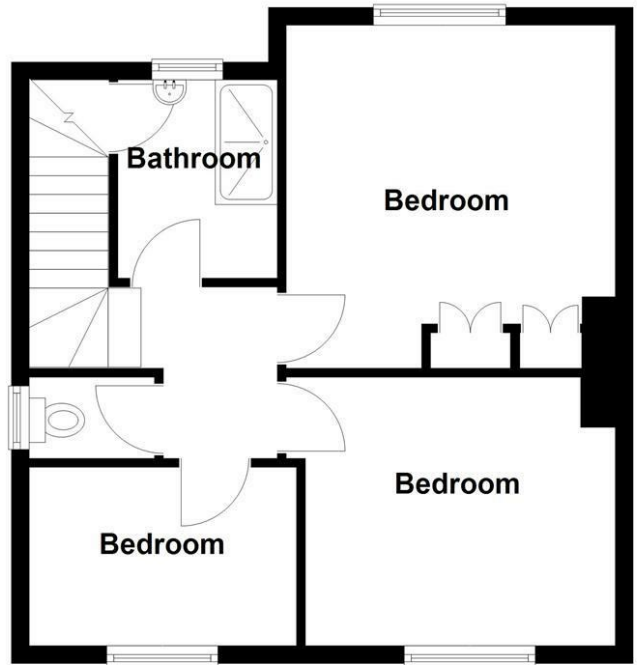
### Ground Floor

Approx. 44.4 sq. metres (478.1 sq. feet)

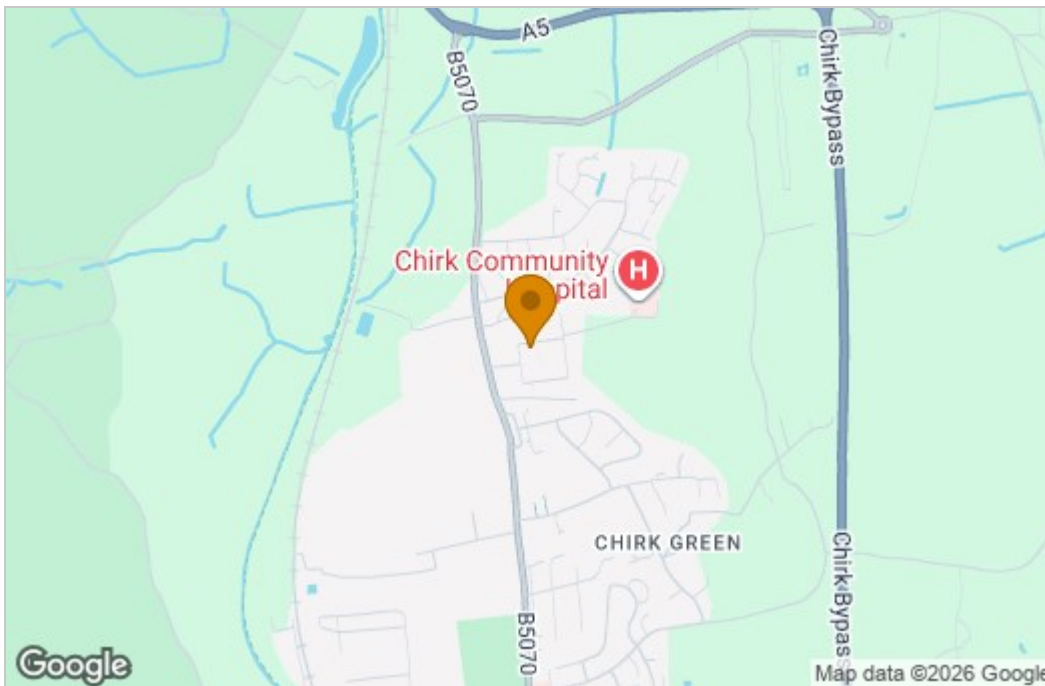


### First Floor

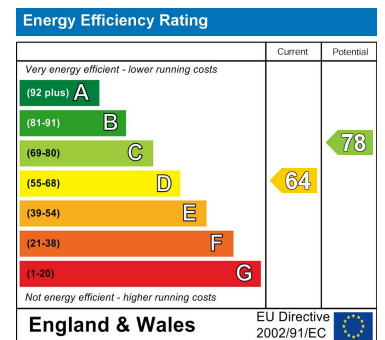
Approx. 44.4 sq. metres (478.1 sq. feet)



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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