Town & Country

Estate & Letting Agents

1 Yr Helfa, Chirk, LL14 5EP

Offers In The Region Of £160,000

WITH NO ONWARD CHAIN!! LOCATED in the charming town of Chirk, this delightful two-bedroom semi-detached house offers a wonderful opportunity for those seeking a home with potential. Located on the edge of town, the property enjoys a peaceful setting while still being conveniently close to local amenities and transport links. Upon entering, you will find a welcoming reception room that provides a perfect space for relaxation or entertaining guests. The two well-proportioned bedrooms offer comfortable living quarters, ideal for small families, couples, or individuals looking for extra space. The bathroom, while functional, presents an opportunity for personalisation and modernisation, allowing you to create a sanctuary that reflects your style. The property benefits from off-road parking for two vehicles, ensuring convenience for you and your guests. Although some updating is required, this house is a blank canvas, ready for you to make it your own. With a little imagination and effort, you can transform this property into a charming home that meets your needs. In summary, this semi-detached house in Chirk is a fantastic opportunity for those looking to invest in a property with potential. Its edge-of-town location, combined with the convenience of off-road parking and the chance to update the interiors, makes it a compelling choice for prospective buyers. Don't miss the chance to view this property and envision the possibilities it holds.

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

Hall

The property is accessed by a part glazed door to the front of the property into the hall. A door leads through to the lounge.

Lounge 13'6" x 13'3" (4.13m x 4.05m)

With a window to the front, radiator and coved ceiling. There are stairs to the first floor and a door leading into the kitchen.

Kitchen/Dining Room 13'5" x 8'7" (4.10m x 2.62m)

The kitchen comprises a range of wall and base units, single bowl sink and drainer with a mixer tap over, electric oven with a gas hob and integral extractor fan, Ideal gas boiler and space and plumbing for washing machine and space for a fridge. Part tiled walls and a window to the rear. Patio doors provide access to the rear.

First Floor Landing

The landing provides access to the loft space via hatch, doors lead to the bedrooms and bathroom.

Bedroom One 12'4" x 13'5" (3.76m x 4.10m)

With a window to the front, radiator and linen cupboard.

Bedroom Two 6'11" x 10'1" (2.12m x 3.09m)

With a window to the rear and radiator.

Wet Room

The wet room comprises WC, wash hand basin and a sealed floor with Mira electric shower. Fully tiled walls, radiator and extractor fan.

To The Front

The property has a driveway providing off road parking, outside lighting and gated access through to the rear garden.

To The Rear

The rear garden is mainly laid to patio with gravelled and paved flower beds and greenhouse. Enclosed by fence panelling.

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 and we believe the property to be in Band C.

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

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 -

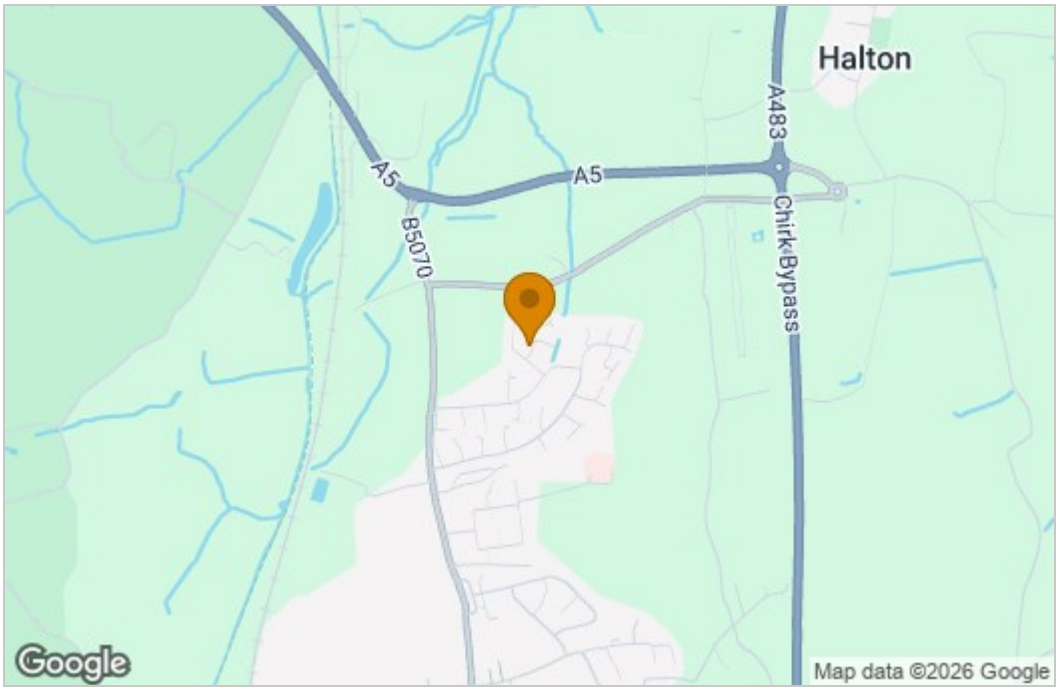
Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

Money Laundering Regulations

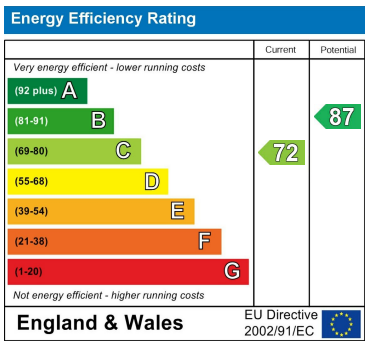
Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Floor Plan

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.

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