Town & Country

Estate & Letting Agents









20 Yr Helfa, Chirk, LL14 5EP

Offers In The Region Of £195,000

WITH NO ONWARD CHAIN!! Located in the charming area of Yr Helfa, Chirk, this delightful semi-detached house offers a perfect blend of modern living and serene surroundings. As a modern build, the property boasts contemporary design and features, ensuring a comfortable and stylish home for its occupants. The house comprises three well-proportioned bedrooms, providing ample space for families or those seeking extra room for guests or a home office. The spacious reception room is inviting and versatile, ideal for both relaxation and entertaining. The property also includes a well-appointed kitchen/ dining room and conservatory catering to the needs of everyday life. One of the standout features of this home is its position within a peaceful cul-de-sac. The property is surrounded by picturesque fields to the side and rear, providing a tranquil backdrop and opportunities for leisurely walks or outdoor activities. Parking is convenient with space for two vehicles, making it easy for residents and visitors alike. The development is popular, reflecting the desirability of the area, which is known for its friendly atmosphere and accessibility to local amenities. In summary, this spacious semi-detached home in Yr Helfa, Chirk, presents an excellent opportunity for those seeking a modern residence in a lovely setting. With its three bedrooms, inviting reception space, and beautiful surroundings, it is sure to appeal to a wide range of buyers.

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.

Entrance Hall

With window to the front and uPVC door to the front. Doors lead to the lounge and the cloakroom.

Cloakroom

With w.c., wash hand basin, radiator, window to the front and vinyl flooring.

Lounge 15'5" x 14'3" (4.70m x 4.36m)



The good sized lounge has a window to the front, stairs to the first floor, radiator, coved ceiling and TV point. A door leads through to the kitchen.

Additional Photo



Kitchen/ Dining Room 15'4" x 9'1" (4.69m x 2.79m)



The kitchen/ dining room is fitted with a range of base and wall units with work surfaces over, Siemens double electric oven, gas hob, chimney extractor fan, single bowl sink and mixer tap, appliance space and plumbing for washing machine, vinyl flooring, part tiled walls, Worcester boiler, radiator, window to the rear, patio doors to the rear leading through to the conservatory.

Additional Photo



Conservatory 14'1" x 8'8" (4.30m x 2.65m)



The conservatory is a great space for relaxing and entertaining and has vinyl flooring, uPVC frame and dwarf wall. Glazed doors lead out to the rear garden.

Additional Photo



First Floor Landing

With access to loft space and airing cupboard with electric heater. Doors lead to the bedrooms and the bathroom.

Bedroom One 11'6" x 8'7" (3.53m x 2.63m)



A good sized double bedrooms with window to the front, radiator and range of built in wardrobes.

Bedroom Two 9'6" x 7'10" (2.91m x 2.40m)



With a window to the rear and a radiator.

Bedroom Three 7'1" x 6'5" (2.18m x 1.97m)



With a window to the rear and a radiator.

Bathroom



The family bathroom is fitted with a three piece suite comprising a panelled bath with shower over, low level w.c., wash hand basin, window to the front, vinyl flooring, part tiled walls and extractor fan.

Front Garden



To the front there is a driveway providing off road parking for two to three vehicles. There is a lawned garden to the side.

Rear Garden



There is a gravelled and paved garden to the rear with garden shed. The garden is enclosed by fencing.

Additional Photo



Additional Photo



Views from the property



Services

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

Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

Hours of Business

Monday - Friday - 9.00 - 5.30Saturday - 9.00 - 4.00

Tenure/Council Tax

We understand the property is freehold, although

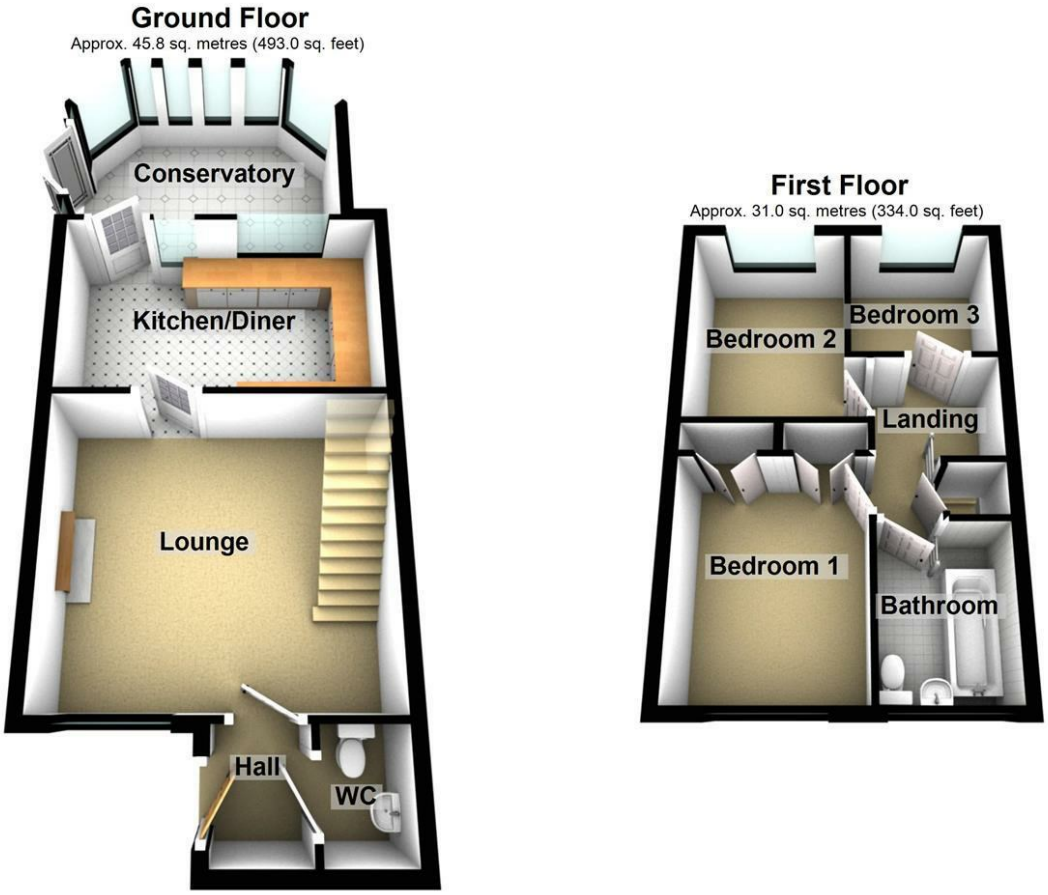
purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Wrexham Country Council and we believe the property to be in Band C.

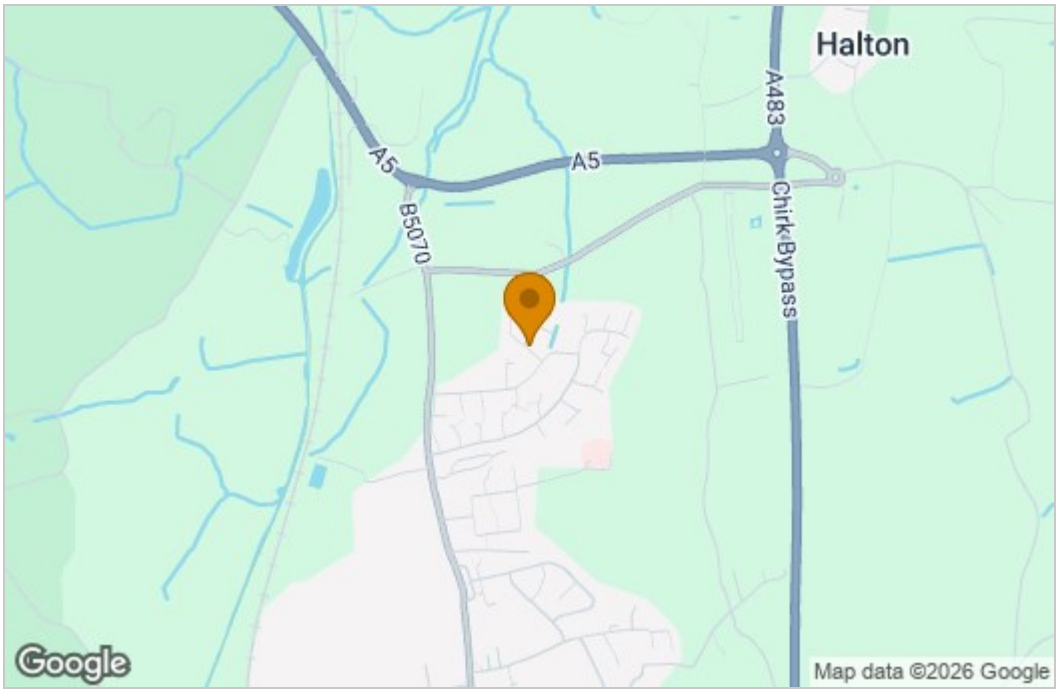
Money Laundering Regulatory Checks

By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

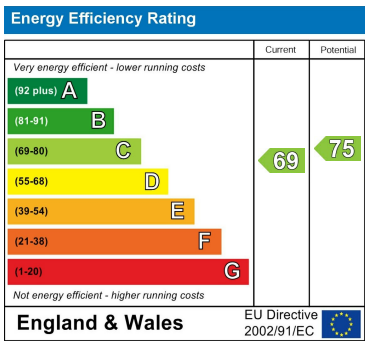
Floor Plan



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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