

Town & Country

Estate & Letting Agents



16 Castle Crescent, Chirk, LL14 5LY

Offers In The Region Of £275,000

Town and Country are pleased to bring to the market in the charming area of Castle Crescent, Chirk, this detached bungalow which offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The layout is thoughtfully designed to provide a warm and inviting atmosphere throughout.

The house features a spacious living area, perfect for relaxation and entertaining guests. The kitchen is functional and provides ample space for culinary pursuits, making it a wonderful hub for family gatherings. Whether you are a first-time buyer or seeking a family home, this property is sure to meet your needs. Do not miss the chance to explore this inviting residence and envision your future in this lovely area of Chirk.

Directions

Take the Gobowen Road out of Oswestry (B5609) onto the A5 towards Wrexham, at the Gledrid roundabout take the second exit signposted Chirk and proceed until reaching the Village. Follow the road through the Village over the cobblestones before turning left onto Station Avenue opposite the Hand Hotel. Proceed along and turn left into Castle Crescent where the property will be found.

Accommodation Comprises;

Hallway



The property is accessed by a part glazed door with side panel to the side of the property into the hallway which has doors to all the rooms, access to the loft space by hatch, radiator and a cloaks cupboard.

Lounge/Dining Room 21'4" x 11'0" (6.51m x 3.36m)



The great sized lounge/ dining room has a large window to the front, three radiators and a feature stone open fireplace, wall lighting and serving hatch through to the kitchen.

Kitchen 8'9" x 8'2" (2.69m x 2.51m)



The kitchen comprises a range of wall and base units with worktop over, sink and drainer unit with mixer tap over and space and plumbing for a washing machine. Airing cupboard off, housing the hot water tank and a part glazed door to the side of the property. Vinyl flooring and part tiled walls.

Bathroom



The bathroom suite comprises a panel bath with Triton electric shower over, wash hand basin and WC. Part tiled walls and vinyl flooring, wall heater and shaver light. There is a window to the side.

Bedroom Three 7'4" x 9'3" (2.24m x 2.82m)



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

Bedroom Two 9'4" x 12'5" (2.84m x 3.78m)



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

Bedroom One 11'8" x 9'1" (3.56m x 2.78m)



The first double bedroom has a window overlooking the garden, radiator and fitted wardrobes.

To the Front



The front of the property is accessed over a long driveway to the garage and a block paved parking area with shrubbed borders. There is also gated access to the side of the property around to the rear, an outside tap and electric charging point.

To the Rear



The rear garden is mainly laid to lawn with a patio area for entertaining, fully enclosed by panel fencing.

Garage



Accessed through an up and over door with light and power laid on, side personal door and a recent new roof has been installed.

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 D.

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

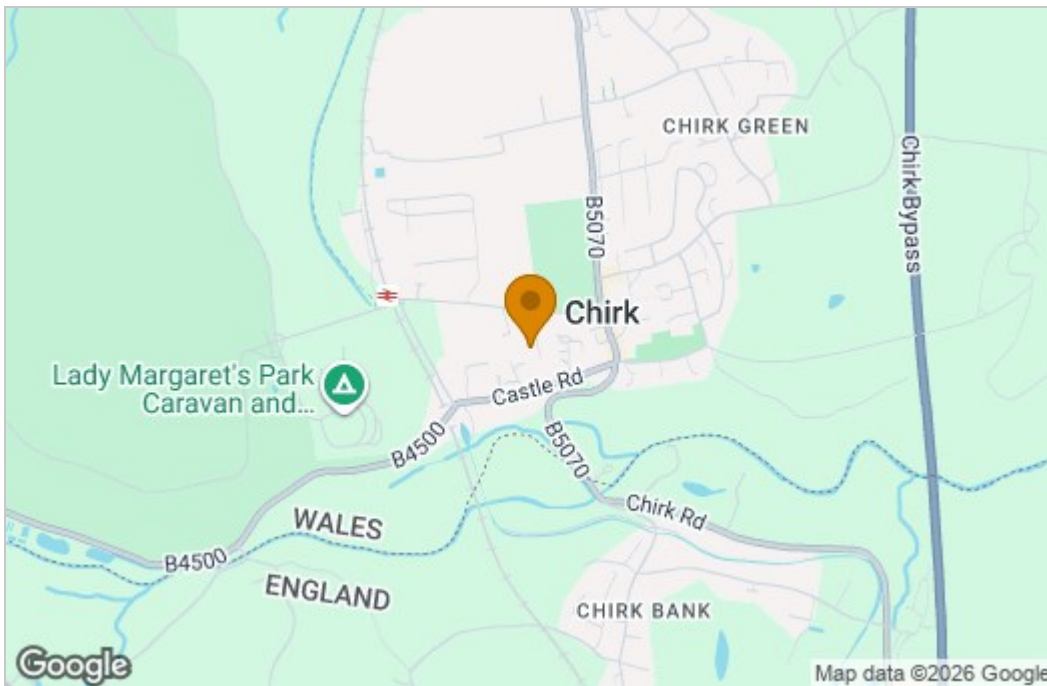
Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State 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

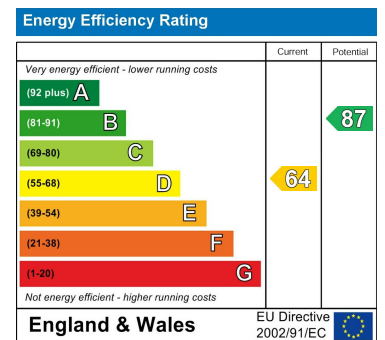
Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: LETTINGS@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk