Town & Country
Estate & Letting Agents

9 Yr Helfa, Chirk, LL14 5EP

Offers In The Region Of £185,000

This delightful semi-detached house on Yr Helfa offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a cosy reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the home is thoughtfully designed, ensuring that every space is utilised effectively.

The location of this home is particularly appealing, as Chirk is known for its picturesque surroundings and rich history. Residents can enjoy the nearby amenities, including local shops, schools, and parks, making it a wonderful place to live. Additionally, the area boasts excellent transport links, allowing for easy access to nearby towns and cities.

Directions

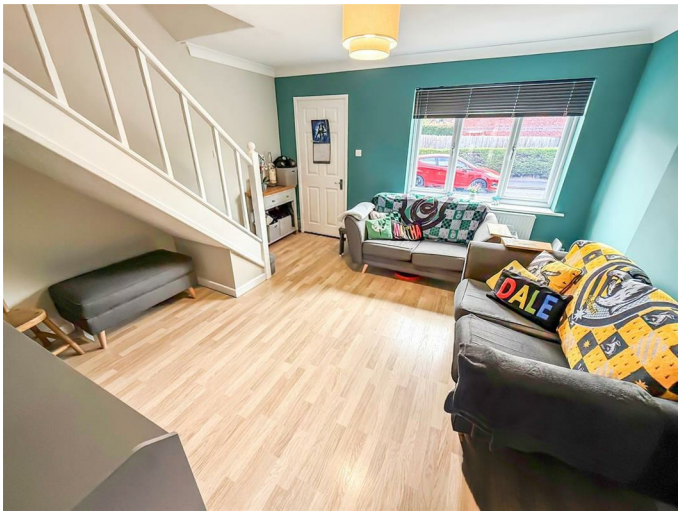
From our Willow Street office proceed out of town and join the A5 travelling towards Wrexham. Continue along until reaching the Gledrid roundabout. Take the second exit towards Chirk. Continue along, into Chirk, and proceed through the town until reaching the turning for Lodgevale Park on the right hand 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 left.

Accommodation Comprises

Hallway

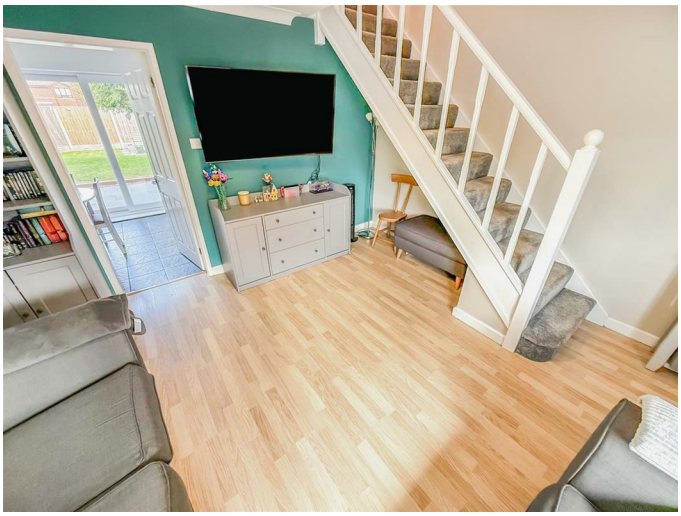
The property is accessed via a part-glazed front door leading into the entrance hallway. The hallway features a coved ceiling, wood flooring, and useful shelving with a door leading to the lounge.

Lounge 13'5" x 13'2" (4.10m x 4.02m)



A bright and welcoming lounge featuring a front-facing window, wood flooring, a coved ceiling, and a radiator. Stairs rise to the first floor from the room.

Additional Photo



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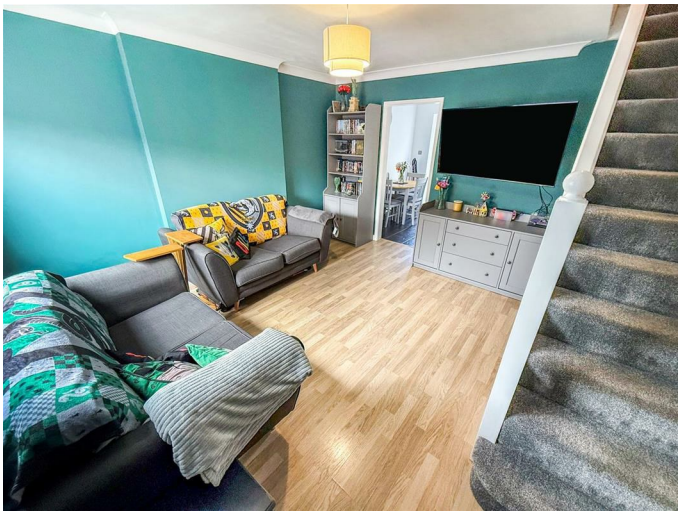


Kitchen/Dining Room 13'5" x 8'7" (4.10m x 2.63m)

The kitchen is fitted with a range of modern built-in wall and base units complemented by oak block worktops. It features a stainless steel sink and drainer with a mixer tap, part-tiled walls and a tiled floor. There is space for a fridge freezer and oven with an extractor fan over, plumbing for a washing machine, a radiator, and a wall-mounted Glow-worm boiler. A rear-facing window and patio doors provide plenty of natural light and offer direct access to the rear garden.

Dining Area

Additional Photo

First Floor Landing

The landing has a loft hatch and doors leading to the bedroom and bathroom.

Bedroom Two 6'10" x 9'8" (2.1m x 2.97m)

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

Bedroom One 9'10" x 13'5" (3.00m x 4.10m)

A well-proportioned double bedroom featuring a front-facing window, wood flooring, and a radiator. Benefiting from built-in wardrobe access and a useful built-in storage cupboard.

Bathroom

The family bathroom is fitted with a modern P-shaped bath with a curved glass shower screen and mixer tap, complemented by a mains-fed shower with dual shower heads. There is a wash

hand basin set within a vanity unit with a mixer tap, a low-level WC, and a heated towel rail. The room benefits from fully tiled walls and flooring, a rear-facing window, and an extractor fan.

To the Front

The front garden is mainly laid to lawn and benefits from a driveway to the side, providing off-road parking. A side access gate leads through to the enclosed rear garden.

To the Rear

The rear garden has been attractively landscaped and features a beautiful paved patio, a lawn, and a gravelled area, providing an ideal space for outdoor seating and entertaining. The garden also benefits from a garden shed and is fully enclosed by timber fence panels offering a good degree of privacy.

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 Shropshire County Council 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

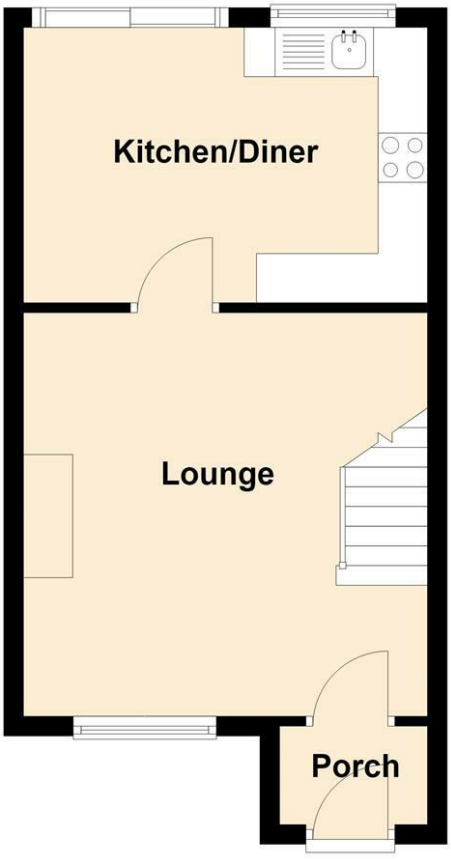
Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE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

Money Laundering Regulations

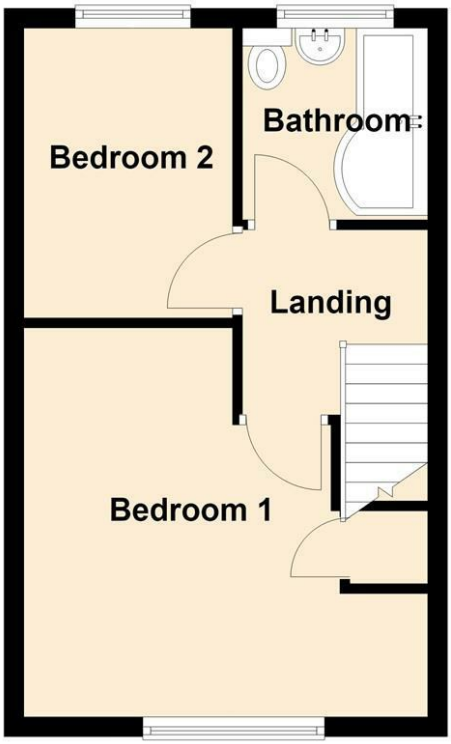
Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and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

Floor Plan

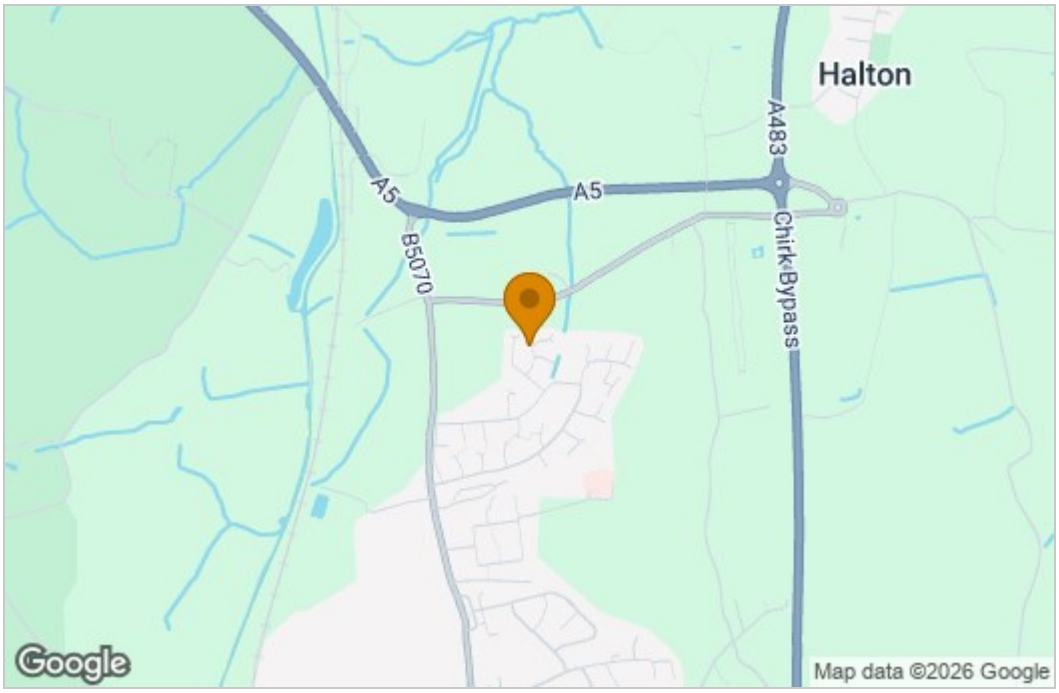
Ground Floor
Approx. 30.3 sq. metres (326.5 sq. feet)



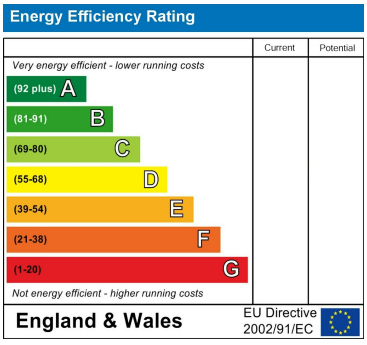
First Floor
Approx. 28.7 sq. metres (308.7 sq. feet)



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 firms 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: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk