Town & Country

Estate & Letting Agents









5 Coronation Drive, Chirk, LL14 5LF

Offers In The Region Of £175,000

Within the popular and picturesque village of Chirk, this appealing three-bedroom mid-terrace house on Coronation Drive offers comfortable, well-proportioned accommodation ideally suited to families, first-time buyers or those seeking a potential investment opportunity. The property provides two welcoming reception rooms, a practical, modern kitchen, three versatile bedrooms and a family bathroom, with the layout making excellent use of the available space to create a comfortable and homely environment. Situated within an established residential neighbourhood, the property benefits from convenient access to local amenities, schools, recreational facilities and surrounding countryside.

Chirk itself is a charming and historic community, offering a desirable blend of village atmosphere, scenic surroundings and accessibility to nearby towns and transport links. Whether you are looking for a comfortable family home, a first step onto the property ladder or a property with rental potential, this well-positioned home provides an excellent opportunity to enjoy all that Chirk and the surrounding area have to offer.

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 before turning right opposite the Co operative store. Follow the road around into Coronation Drive where the property will be seen on the right hand side.

Accommodation Comprises

Hallway



Accessed via a glazed entrance door with adjoining side panel, the property opens into a welcoming entrance hallway. The hallway features a radiator, wood-effect laminate flooring and telephone point, together with stairs rising to the first floor. Doors provide access to both the lounge and dining room.

Lounge 17'5" x 13'5" (5.31m x 4.09m)



A bright and welcoming lounge featuring an attractive brick fireplace surround with slate mantel over, creating a charming focal point to the room. A uPVC double-glazed window to the front aspect provides plenty of natural light, while additional features include a radiator, TV and aerial points, and a useful cupboard housing the electric meter. Sliding patio doors open directly into the conservatory, creating a natural flow between the two spaces. The room is finished with wood flooring throughout.

Dining Room 10'11"x 10'9" (3.35mx 3.30m)



The dining room features a part-glazed door providing access to the rear of the property, together with a radiator and wood flooring. The room enjoys a practical layout and opens directly into the kitchen, creating a convenient flow between the dining and kitchen areas.

Kitchen 13'8" x 9'1" (4.17m x 2.79m)



The kitchen is fitted with a comprehensive range of modern wall and base units, complemented by quartz work surfaces and a Belfast-style sink with mixer tap over. Integrated appliances include a built-in oven, gas hob and extractor hood, while there is plumbing and space for a washing machine and fridge/freezer. The room is further enhanced by ceiling spotlights and tiled walls, creating a practical and stylish space for everyday use.

Conservatory



Featuring glazed panels and wood-effect laminate flooring, the conservatory provides a bright and versatile additional living space. A double-glazed door leads directly out to the rear garden, creating a pleasant connection between the indoor and outdoor areas.

First Floor Landing



The first-floor landing benefits from a glazed window to the front aspect, providing natural light, together with a useful airing cupboard housing the central heating boiler and access to the loft space. Doors lead off the landing to the three bedrooms and family bathroom.

Bedroom One 12'4" x 10'9" (3.78m x 3.30m)



A comfortable, good sized double bedroom featuring a window overlooking the rear aspect, providing natural light to the room. Further benefits include a radiator and telephone point.

Bedroom Two 12'0" x 10'9" (3.66m x 3.30m)



A well-proportioned second double bedroom featuring a rear-facing window, built-in cupboard providing useful storage, and a radiator. The room is finished with attractive wood-effect flooring throughout.

Bedroom Three 9'10" x 7'8" (3.00m x 2.34m)



A well-presented bedroom featuring a window to the front aspect, providing plenty of natural light. The room benefits from a radiator, useful overhead storage with shelving, and attractive wood-effect flooring throughout.

Bathroom



The modern, recently refitted bathroom comprises a P-shaped bath with mixer tap and shower attachment over, featuring two shower heads and a glazed screen. There is also a low-level flush WC and a wash hand basin set within a vanity unit, complete with mixer tap over. The room is finished with Aqua panelling, a heated towel rail and a window to the front aspect, providing natural light.

To The Front



The property is approached via a gravelled parking area to the front providing parking for several vehicles. A shared access pathway provides convenient access around to the rear garden.

To the Rear



The good sized rear garden is well presented and thoughtfully arranged, featuring a paved patio area leading onto a predominantly lawned garden, complemented by a gravelled section and established borders. Further benefits include a useful garden shed and outside tap. The garden is fully enclosed by panel fencing, providing a private and secure outdoor space.

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 C.

To Book a Viewing
Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

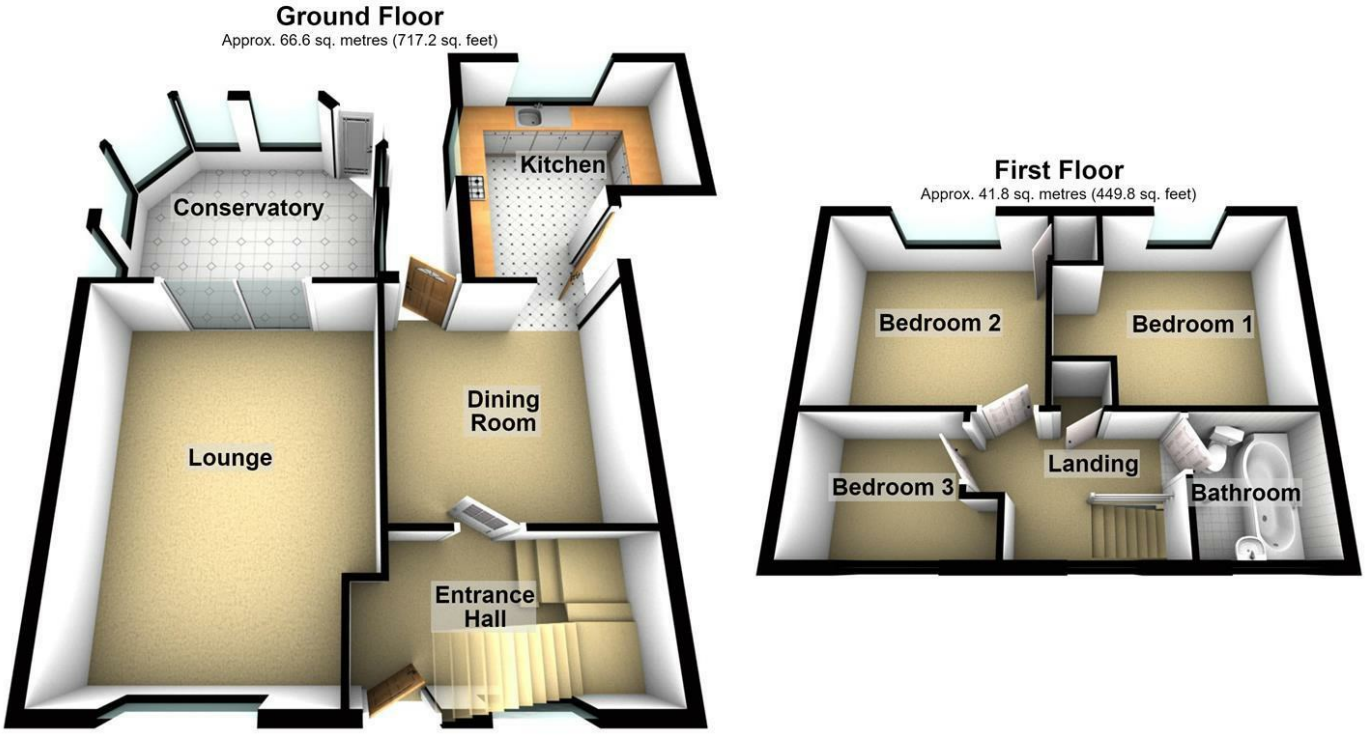
To Make an Offer
Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice 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.

Hours Of Business
Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

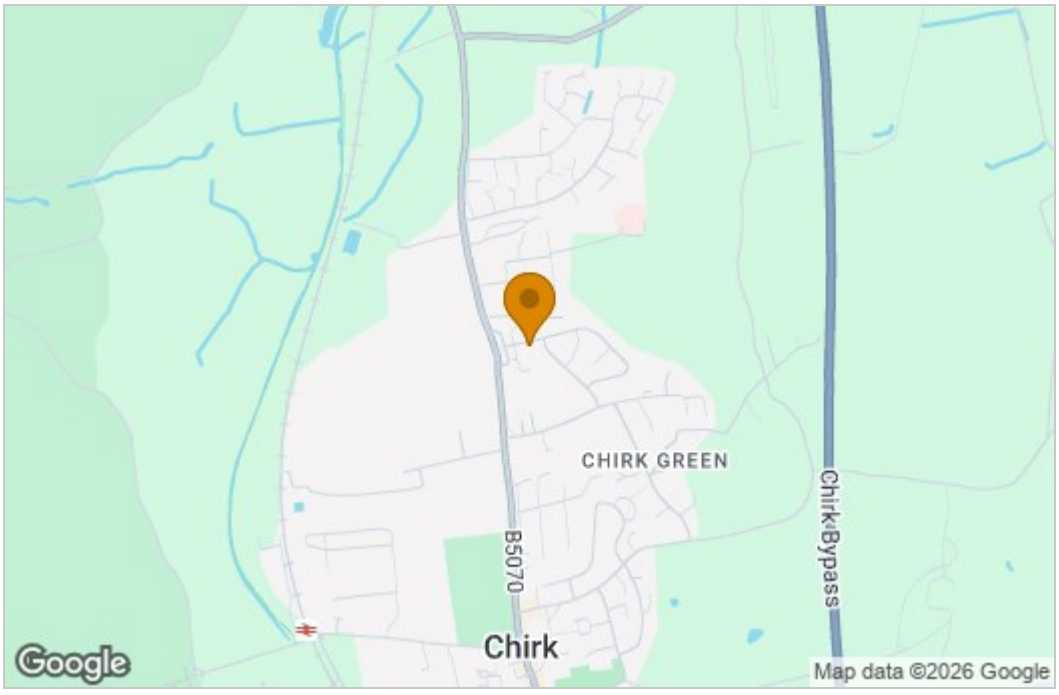
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We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings 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 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.

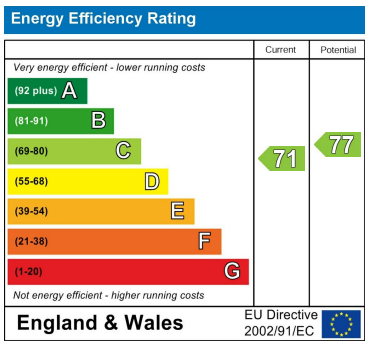
Floor Plan



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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