Town & Country

Estate & Letting Agents









8 Ash Grove, Chirk, LL14 5RF

Offers In The Region Of £265,000

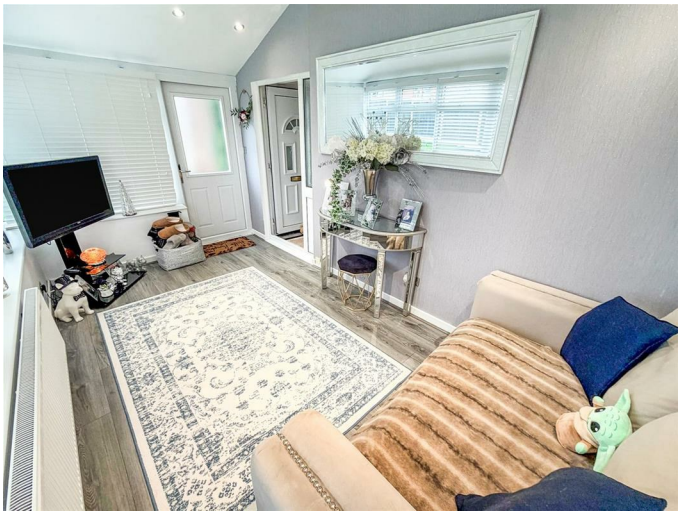
Located in the tucked away cul-de-sac of Ash Grove, Chirk, this immaculate semi-detached family home offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms and spacious ground floor rooms, this property is ideal for families seeking a spacious and inviting environment. The heart of the home is undoubtedly the beautiful kitchen and dining room, which provides an excellent space for family gatherings and entertaining guests. The property boasts a generous reception room and separate garden room, allowing for versatile use and space for families. The large gardens and covered decking surrounding the home present a wonderful opportunity for outdoor enjoyment and relaxation, with the added benefit of potential planning permission for further development, should you wish to expand your living space or develop the plot. Parking is a breeze with space for two vehicles, ensuring convenience for you and your guests. The location is sought after, offering picturesque views and a sense of community that is hard to find elsewhere. This semi-detached house is not just a home; it is a lifestyle choice, perfect for those looking to settle in a popular area with ample amenities nearby. In summary, this spacious three-bedroom semi-detached family home in Ash Grove is a rare find, combining immaculate presentation with the potential for future enhancements. It is a wonderful opportunity for anyone looking to create lasting memories in a delightful setting.

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. Take the third turning on the right onto Sycamore Drive, then left onto Ash Grove where the property will be observed by our For Sale Board at the end of the cul de sac on the left.

Accommodation Comprises

Garden Room 16'11" x 8'5" (5.16m x 2.59m)



The garden room has a part glazed door to the front and windows to all aspects making it a lovely light space to relax and entertain. With wood flooring, radiator and a door leading into the hallway.

Additional Photo



Hallway



The hallway has wood effect flooring, stairs leading to the first floor and doors leading to the lounge and the kitchen.

Kitchen/ Dining Room 16'1" x 15'0" (4.92m x 4.58m)



The beautifully appointed kitchen/ dining room has an extensive range of modern base and wall units with contrasting work surfaces over, sink with a mixer tap over, integrated fridge/ freezer, larder cupboard, electric oven, gas hob, extractor fan, integrated washing machine, plinth lighting, under unit lighting, tiled splashbacks, wood flooring, two windows to the front and a radiator.

Additional Photo



Additional Photo



Additional Photo



Lounge 14'11" x 11'5" (4.55m x 3.48m)

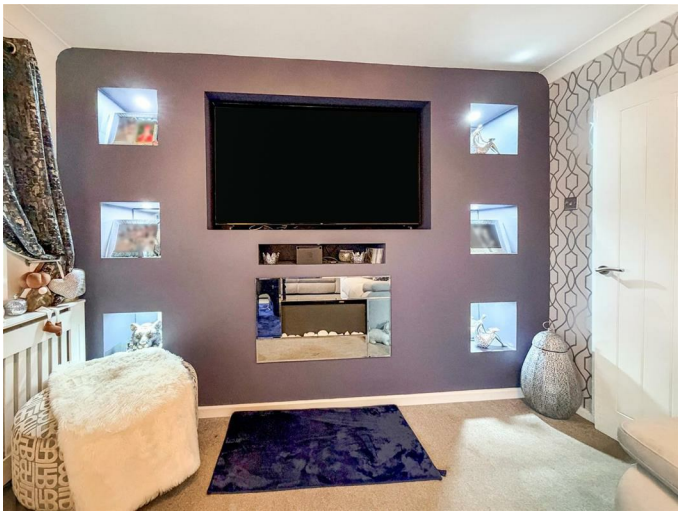


The spacious yet cozy lounge has a feature media wall to one end with recessed shelving, wall mounted focal electric fire and tv recess with fitted, controlled lighting. There is also a radiator, a window to the rear and patio doors opening onto the decked area making it a fantastic area to entertain.

Additional Photo



Additional Photo



First Floor Landing



The first floor landing has a radiator and doors leading to the bedrooms and the family bathroom.

Bedroom One 14'1" x 11'5" (4.31m x 3.49m)



The first double bedroom has a radiator, a range of modern fitted wardrobes offering good storage and two windows to the rear overlooking the garden and views beyond.

Additional Photo



Bedroom Two 9'3" x 8'11" (2.82m x 2.73m)



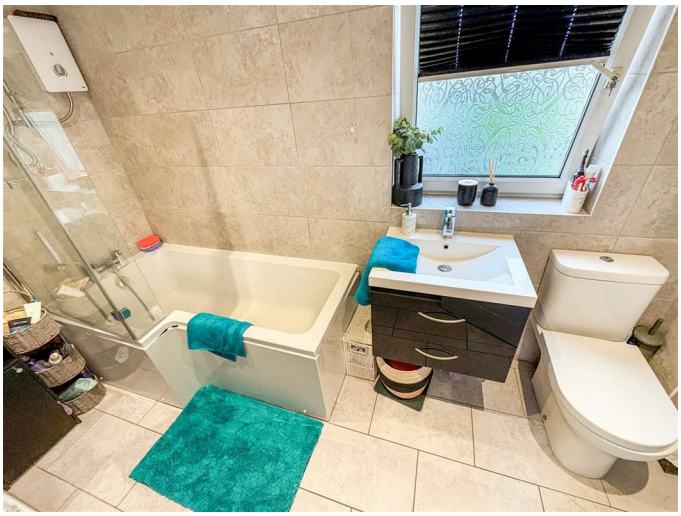
The second double bedroom has a window to the front and a radiator.

Bedroom Three 8'11" x 7'0" (2.72m x 2.14m)



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

Family Bathroom 10'11" x4'9" (3.34m x1.45m)



The modern family bathroom is fitted with a panel bath with a shower over and glazed screen, low

level w.c., wash hand basin, a window to the side, heated towel rail and tiled walls and flooring.

To The Outside



To the front of the property there is off road parking and an EV charging point. A farm style gate opens onto the extensive gardens.

Gardens



The gardens are another great feature of this property. Being a fantastic size and mainly laid to lawn with hedge and fence boundaries. There are tow garden sheds and a lovely covered decked area located off the lounge making an ideal area to relax and take in the gardens. The current owners have also explored the potential to develop the gardens for building and prospective buyers are asked to make enquiries if this is something of interest.

Decking and Patio



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.

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.

To Book a Viewing

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

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.

Services

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

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.

Hours Of Business

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

Additional Information

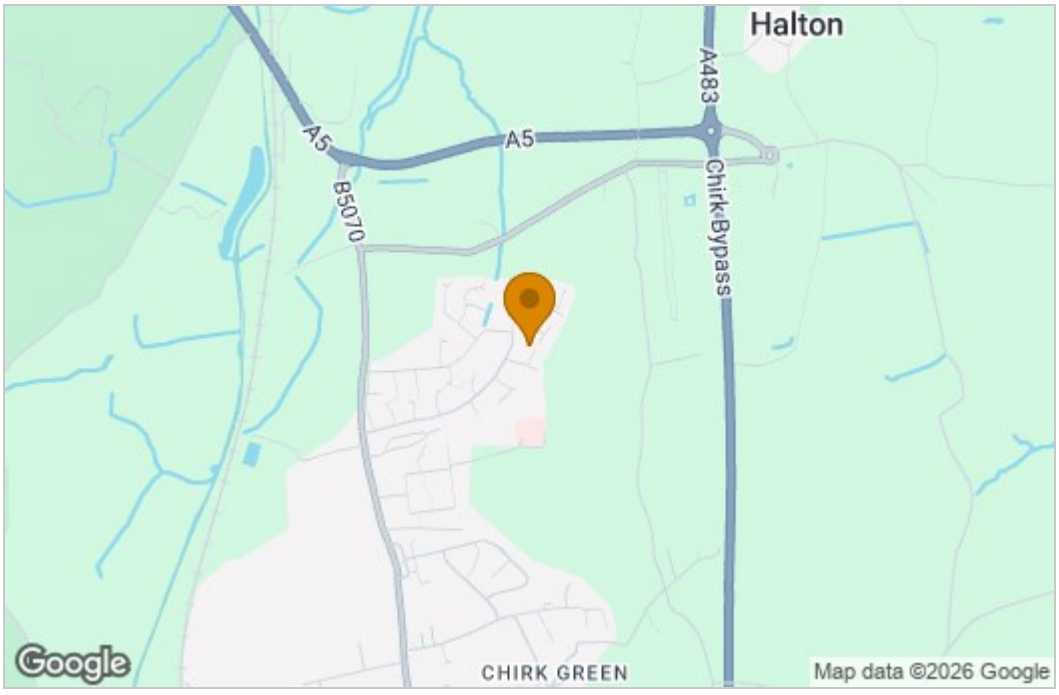
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.
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 most 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.

Floor Plan

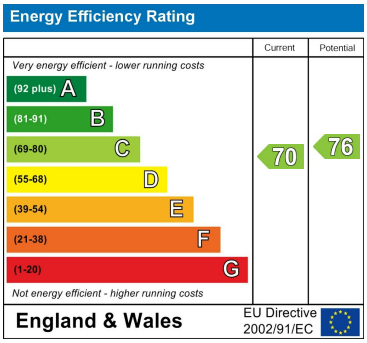


Artists impression, for illustration purposes only. All measurements are approximate.

Area Map



Energy Efficiency Graph



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