Town & Country

Estate & Letting Agents









## 17 Duke Street, Chirk, LL14 5LB

## Asking Price £215,000

Situated on Duke Street in the town of Chirk, this delightful end terrace house presents an excellent opportunity for both first-time buyers and families alike. With three generously sized bedrooms, this property offers ample space for comfortable living. The well-proportioned reception room provides a welcoming area for relaxation and entertaining guests. The generous room sizes throughout the property create a sense of openness and light, making it an inviting space to call home. The convenient location is particularly advantageous, being in close proximity to reputable schools and a reliable transport network, making daily commutes and school runs a breeze. The town of Chirk offers convenience and community. Do not miss the chance to make this charming house your new home.

## Directions

## Accommodation Comprises;



## Hallway



With a door to the side, wooden floor, radiator, doors to the lounge and to the kitchen and stairs to the first floor.

## Kitchen 12'0" x 10'5" (3.66 x 3.20m)



The spacious kitchen has a window to the rear overlooking the garden and is fitted with a generous range of base and wall units with contrasting work tops over, space for a undercounter fridge and space for an electric oven with an extractor fan over, a radiator and a door through to the rear hall.

## Lounge 17'7" x 14'1" (5.37 x 4.31m)

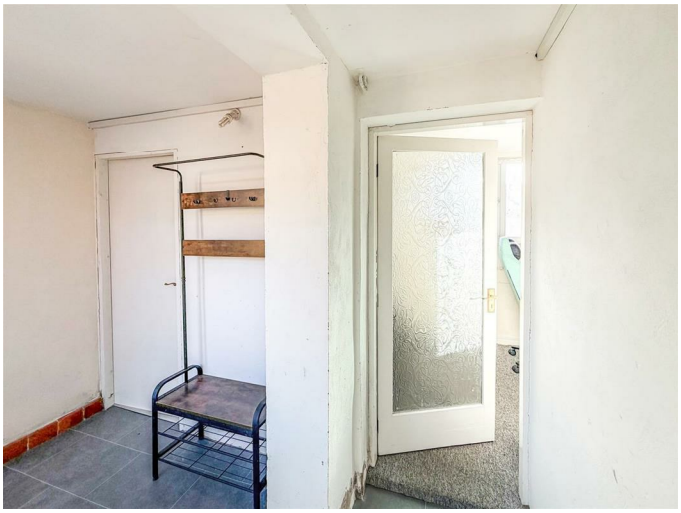


This property benefits from a good sized lounge with two windows to the front and a further window to the side flooding the room with lots of natural light. It has a radiator and a door to the kitchen.

## Additional Photo



## Rear Hall 9'8" x 5'9" (2.95 x 1.76m)



Leading off the kitchen, the rear hall, has glazed panels and a door to the rear exiting to the garden, vinyl flooring. Doors lead to the utility (office) and W/C.

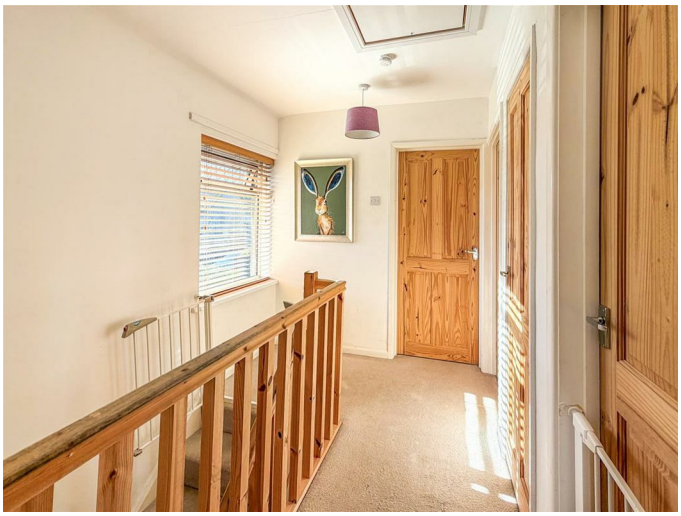
## Utility/Office 6'6" x 11'7" (2.00 x 3.54m)

This useful room is currently being used as a utility room and office/craft room. It provides space and plumbing for a washing machine and drier and there is room for a freestanding fridge freezer.

## W/C

With a window to the side, W/C and tiled floor.

## Landing



There are doors leading to all bedrooms and a bathroom and access to the roof space via a loft hatch to a lift space that is part boarded and has a light.

## Bedroom One 12'9" x 11'5" (3.90 x 3.48m)



A generous double room with two windows the the front, a radiator and a door to a useful storage cupboard.

## Bedroom Two 10'2" x 11'8" (3.10 x 3.56m)



Another double room with a window to the rear and a radiator. There is a door to a useful storage cupboard.

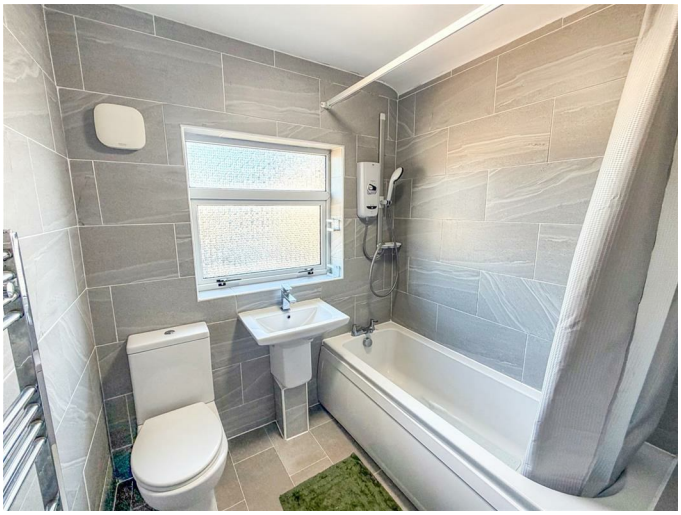
## Additional Photo

## Bedroom Three 6'10" x 9'6" (2.10 x 2.92m)



Bedroom three has a window to the front and a radiator.

## Bathroom 6'2" x 7'6" (1.90 x 2.30m)



With a window to the rear, W/C, wash hand basin, bath with shower over, heated towel rail, extractor fan, fully tiled walls and a tiled floor.

## To The Front of the Property



The property sits on the end of a row of terraced homes and has a generous parking area providing parking for several vehicles, there is a lawned area and a hedge to the front and a gate which leads to the rear.

## To the Side of the Property

There is a further lawned area and a path which leads to the rear garden.

## To The Rear of the Property



For low maintenance, the rear garden is fully paved with a borer ideal to plan shrubs in.

## Additional Photo

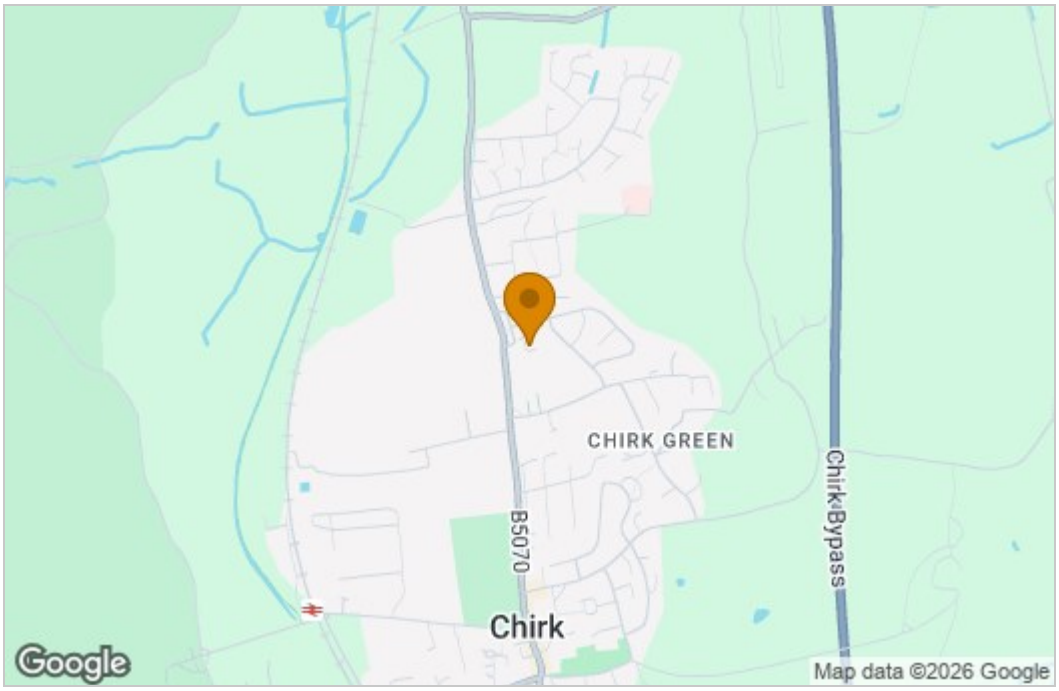


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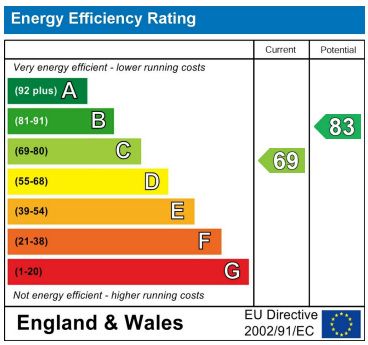
## Floor Plan




## Area Map




## Energy Efficiency Graph




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