

Town & Country

Estate & Letting Agents



11 Crogen, Wrexham, LL14 5BN

£180,000

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this well maintained two double bedroom semi detached bungalow located on a popular residential development on the edge of Chirk. The property has been well maintained and offers gardens front and rear along with a long driveway and single garage. There is also full central heating and double glazing. Chirk offers all amenities and is also within easy reach of large towns, cities and good road links.

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 onto Lodgevale Park. Proceed for around 100 metres where the property will be found on the right.

Accommodation Comprises

Hallway

Having a part glazed door to the side, radiator, access to the loft, coved ceiling, telephone point, cloaks cupboard and doors leading to the two bedrooms, bathroom and the lounge.

Bathroom



The bathroom is fitted with a panelled bath with a mains powered shower over, low level w.c., wash hand basin, part tiled walls, a window to the side, heated towel rail, tiled flooring and a linen cupboard off with fitted shelving.

Bedroom Two 11'9" x 10'4" (3.60m x 3.17m)



The second double bedroom has a window to the front, a window to the side, radiator and a coved ceiling.

Bedroom One 11'9" x 11'1" (3.59m x 3.40m)



The first bedroom is a great sized double room having a window to the front, radiator and a coved ceiling.

Lounge/ Dining Room 15'11" x 11'1" (4.87m x 3.39m)



The spacious lounge has a window to the rear overlooking the private garden, radiator, coved ceiling, central feature electric fireplace, tv point and open reach point. A door leads through to the kitchen.

Kitchen 10'3" x 7'3" (3.14m x 2.21m)



The well appointed kitchen is fitted with a range of beech fronted base and wall units with work

surfaces over, a part glazed door to the rear garden, a window to the rear, stainless steel sink with a mixer tap over, plumbing for a washing machine, built in electric oven, gas hob and chimney style extractor fan over, space for a fridge/ freezer, Main wall mounted gas fired boiler, tiled flooring and a coved ceiling.

Driveway and Garage

To the side of the property there is a long driveway providing parking for several cars leading to the single garage. The garage has an up and over door, power and lighting and a door and window to the side.

Front Gardens

The front gardens are lawned and shrubbed and bounded by fencing and hedging.

Rear Gardens



The private rear gardens have a patio area with lawns beyond, garden shed and gated side access. The garden is enclosed by fencing and hedging making it ideal for children and pets.

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.

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.

Services

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

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.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 4.00pm

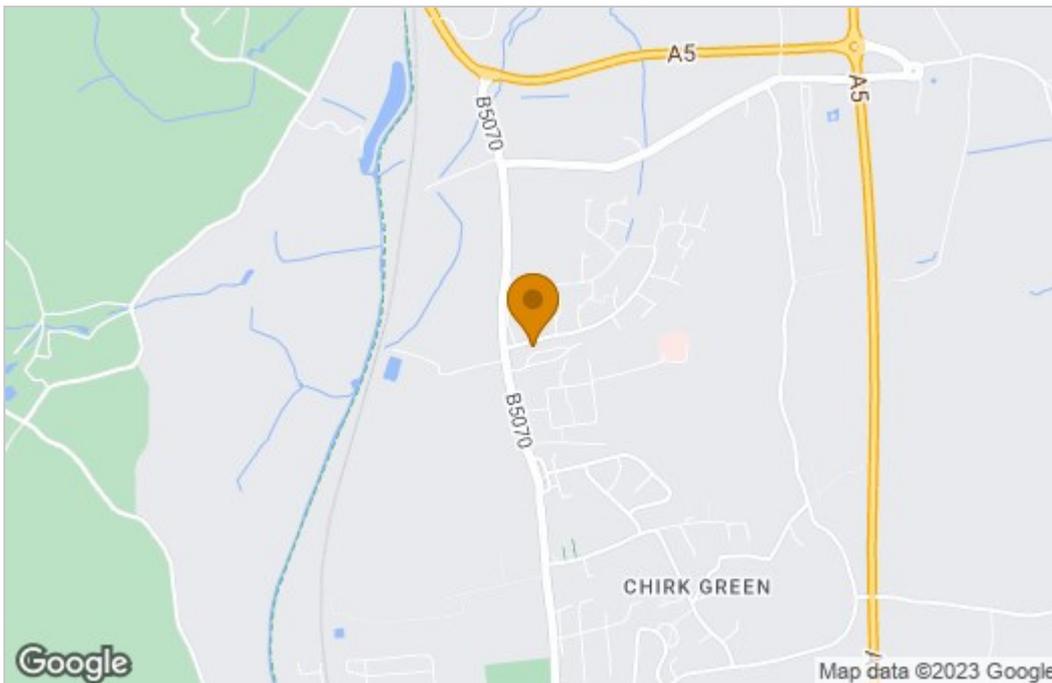
Additional Information

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.

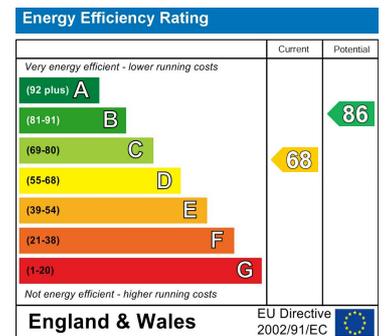
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as 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

Area Map



Energy Efficiency Graph



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