Town & Country
Estate & Letting Agents

14 Telford Rise, Chirk, LL14 5AJ

Offers In The Region Of £350,000

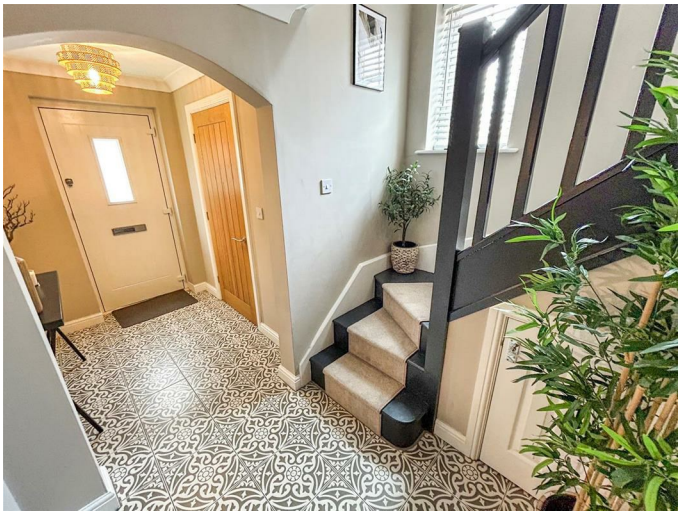
Town and Country Oswestry offer this truly stunning, extended detached family home set on a prime residential development on the edge of Chirk just a stones throw from the famous Thomas Telford Aqueduct and sitting in a heritage area with Chirk Castle close by. The property has undergone extensive renovations and updating to create a fantastic, modern property with four bedrooms and spacious open plan living accommodation all finished to a high specification. To the outside there is off road parking and gardens with a superb entertaining/ office area ideal for parties or working from home. Chirk has all amenities with the train station a short walk away along with shops, schools 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 over the cobblestones before turning left onto Station Avenue opposite the Hand Hotel. Proceed along to the mini roundabout before turning left. Proceed along where the aqueduct will be seen in front of you. Telford Rise is on the right hand side. Turn into the development where the property will be seen on the right.

Accommodation Comprises

Hallway



The spacious hallway has a recently installed composite part glazed door to the front, radiator, a useful storage cupboard and doors leading to the lounge and the cloakroom. Stairs lead off to the first floor accommodation.

Cloakroom

The cloakroom has a window to the side, low level w.c., wash hand basin on a vanity unit with a mixer tap over and a vertical radiator.

Lounge 16'0" x 10'2" (4.88m x 3.10m)

The bright, open plan lounge has a window to the front, wood flooring, tv point and a radiator. The lounge opens out onto the fabulous kitchen/ breakfast room.

Additional Photo

Kitchen/ Breakfast Room 19'4" x 11'2" (5.90m x 3.41m)

The impressive kitchen/ breakfast room has

recently been refitted with contemporary base and wall units with contrasting work surfaces over, one and a half bowl inset sink with a mixer tap over, integrated fridge, integrated freezer, integrated dishwasher, induction hob with an integrated ceiling extractor fan over, two eye level electric ovens, spotlighting, vertical radiator, larder units, wood flooring and soft close drawers and doors. The kitchen leads through to the dining room and a doorway leads to the utility.

Additional Photo

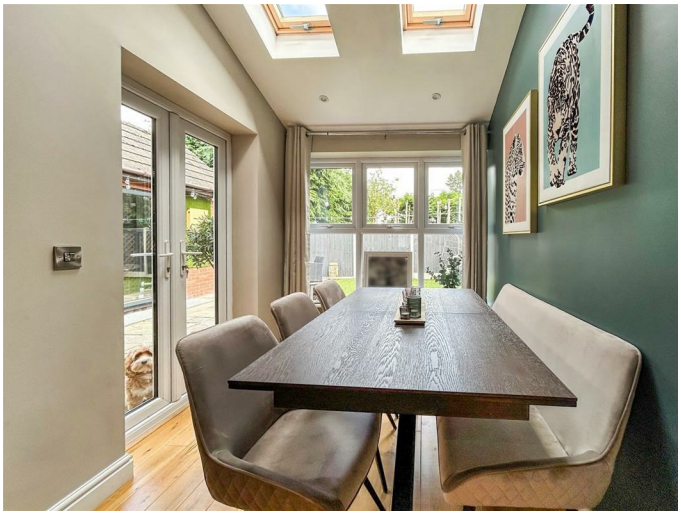
Additional Photo

Additional Photo

Utility

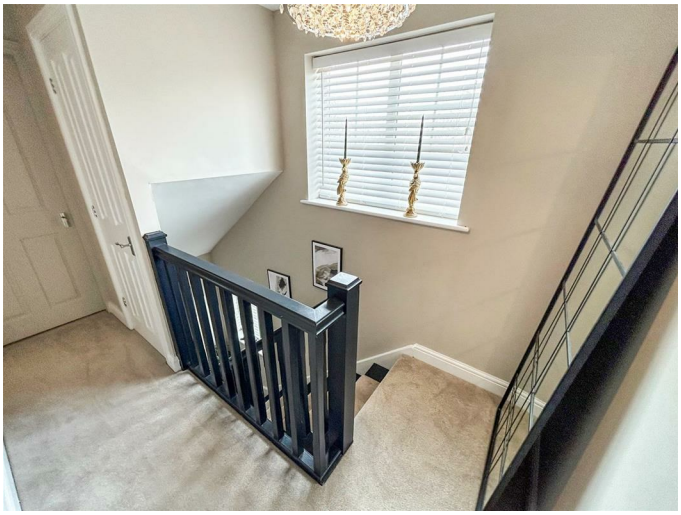
The utility has a window and a part glazed door to the side, base and wall units with contrasting work surfaces over, one and a half bowl sink with a mixer tap over, wall mounted gas fired boiler, space for appliances and part tiled walls.

Dining Room



The extended dining room has a lovely vaulted ceiling, window to the rear, spotlighting, two roof lights and French doors opening onto the rear garden.

First Floor Landing



Having a window to the side, radiator, loft access, built in cupboard and doors leading to the bedrooms and the bathrooms.

Bedroom One 11'3" x 10'7" (3.45m x 3.25m)

The first double bedroom has a window to the front, built in wardrobe, radiator and a door leading to the en suite. An archway also leads through to the dressing room/ bedroom four.

Additional Photo

En Suite

The en suite has been recently updated and has a shower cubicle, low level w.c., wash hand basin and a radiator.

Bedroom Two 11'3" x 8'9" (3.43m x 2.69m)

Bedroom two is another double bedroom having a window to the rear and a radiator.

Bedroom Three 8'9" x 7'6" (2.69m x 2.31m)

Bedroom three is also a double bedroom having a window to the rear and a radiator.

Bedroom Four/ Dressing Room 7'4" x 6'11" (2.24m x 2.13m)

Having a window to the front and a radiator. The current owners have created an archway through to bedroom one to create a dressing room. This however could be closed off to create the fourth bedroom.

Family Bathroom

The recently updated family bathroom has a window to the side, low level w.c., paneled bath, separate shower cubicle with electric shower, heated towel rail, wash hand basin on a vanity unit with a mixer tap over and an extractor fan.

To The Front

To the front of the property there is a pathway leading to the front door with canopy porch and outside lighting. To the side there is a driveway providing parking for several cars along with a gravelled area and gated access to the rear garden.

To The Rear

The low maintenance rear garden has artificial turf laid along with a paved patio off the dining room linking the house to the studio/ office making it the perfect area to relax and entertain.

Additional Photo

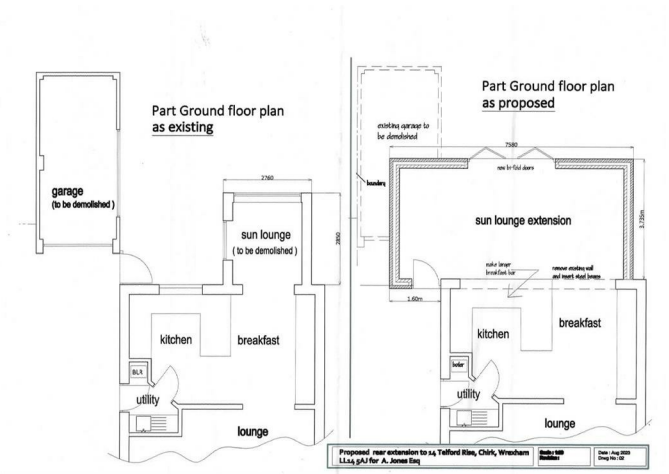
Studio/ Office

The studio/ office has recently been completed and offers a versatile space for either home working/ hobbies or for entertaining having a feature bar, changeable lighting and power points. Having doors opening onto the garden, the space can be used all year round.

Additional Photo

Extension Plans

Extension Plan



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 D.

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

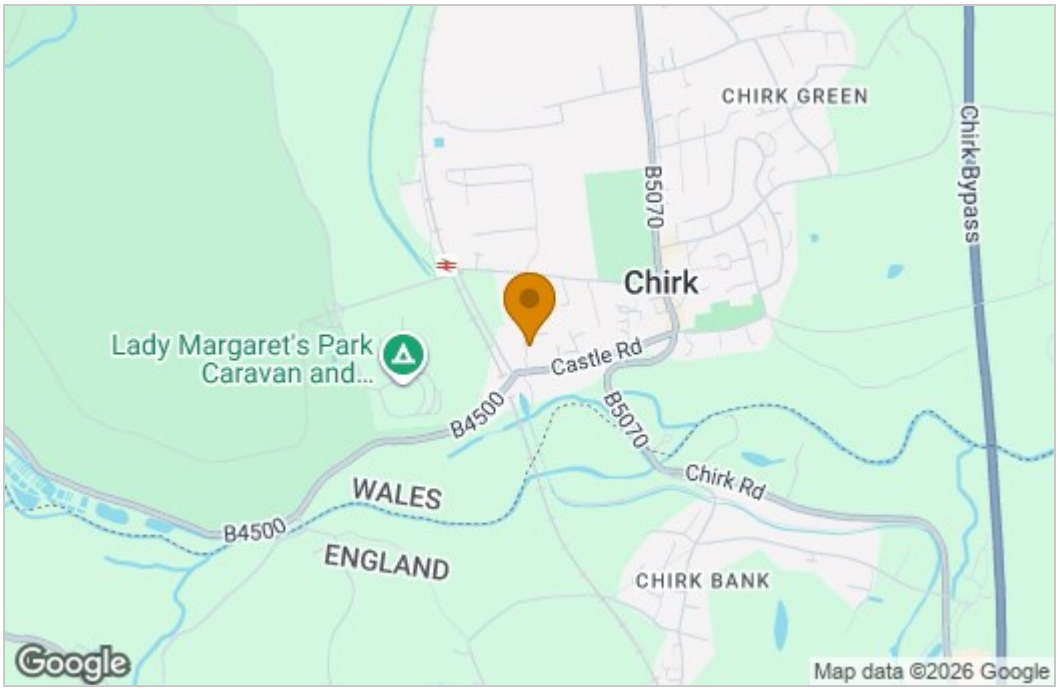
Additional Information

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

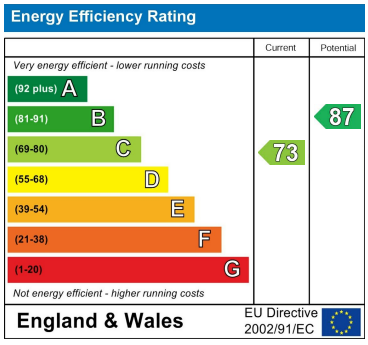
set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment 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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