

# Town & Country

Estate & Letting Agents



**17 Ceiriog Close, Chirk, LL14 5SB**

**Offers In The Region Of £275,000**

Town and Country Oswestry offer this spacious detached three bedroom bungalow to the market. Set in a sought after location on the outskirts of Chirk just a stones throw away from the famous Thomas Telford Aqueduct and within easy reach of Chirk Castle and surrounding countryside. Great railway network links with Chirk Station nearby. The property has bright, spacious well laid out rooms and offers three bedrooms, lounge, kitchen/ dining room and a modern shower room. There are good sized gardens to the front and the rear with views along with a large driveway. Rarely available on the market and in a great location. A must see property.

### 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 Castle Road. Proceed along turning right onto Ceiriog Close. Follow the road down to the bottom where the property will be found on the left hand side in the corner.

### Accommodation Comprises

#### Hallway



The hallway has a part glazed door to the side and side panel, a storage heater, a loft hatch, a built in cupboard and an A/C off with a tank and shelving. Doors lead to all rooms.

#### Additional Photo



### Kitchen/Dining Room 10'5" x 10'11" (3.20m x 3.33m)



The kitchen/dining room has a range of fitted base and wall units, a stainless steel sink, an electric oven and a ceramic hob. There is space for a fridge, plumbing for a washing machine, a part glazed door to the side, a window to the rear and vinyl flooring.

### Lounge 17'10" x 10'7" (5.46m x 3.25m)



The good sized lounge has a window to the rear, a storage heater and a stone fireplace.

### Bedroom One 9'10" x 11'5" (3.02m x 3.50m)



Bedroom one is a good sized double and has a window looking over the front.

### Bedroom Two 11'8" x 11'4" (3.56m x 3.46m)



The second double bedroom has a window to the front and a built in double wardrobe.

### Bedroom Three 6'11" x 7'3" (2.12m x 2.22m)



The third bedroom has a window to the side and a recess for storage.

### Shower Room



The modern shower room has a double walk in shower with part tiled walls, a Triton electric shower and a heated towel rail. There is a wash hand basin and w/c on a vanity unit with mixer tap over, a window to the side and wood flooring.

### Front Garden

To the front of the property is a lawned area with shrubbed borders, a driveway providing parking for several vehicles and a turning space.

### To the Rear



To the rear of the property is a good sized patio, a lawned and shrubbed garden, fence panelling, an outside tap, shed and workshop(2.40m x 4.55m) with power and lighting. There is a gravelled area to the side of the property with timber storage and gates to the front on both sides of the property.

### **Additional Photo**



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](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

### **Hours Of Business**

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

### **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.

### **Tenure/Council Tax**

We understand the property is freehold/leasehold, 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.

### **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.

### **Town and Country Services**

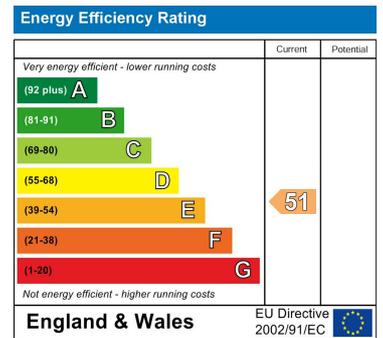
We offer a FREE valuation/market appraisal service from a trained representative with strong market

# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk