

# Town & Country

Estate & Letting Agents



6 Forest Hills, Chirk, LL14 5BA

**Offers In The Region Of £295,000**

Nestled in the charming area of Forest Hills, Chirk, this character stone cottage, set in its own very large private garden, has undergone improvements by the current owner and is ready to move straight into. The cottage offers a perfect blend of comfort and character. Spanning an impressive 1,076 square feet, the property features inviting reception rooms, ideal for both relaxation and entertaining guests. The warm and welcoming atmosphere is enhanced by the cottage's traditional design, making it a wonderful retreat from the hustle and bustle of everyday life. The cottage boasts two well-proportioned bedrooms, providing ample space for rest and privacy. The layout is thoughtfully designed to maximise both space and light, ensuring a pleasant living experience. The bathroom is conveniently located, catering to the needs of modern living while maintaining the charm of the property. This property presents an excellent opportunity for those seeking a peaceful retreat. With its combination of space, character, and a desirable location, this cottage is sure to attract interest. Do not miss the chance to make this charming home your own.

### Directions

From our Oswestry office proceed out of the town onto the Gobowen Road. At the roundabout take the first exit towards Wrexham and Llangollen. Continue to the next roundabout and take the third exit for Wrexham. Proceed along to the next roundabout and take the first left towards Llangollen. At the bottom of the hill take the first left towards Chirk. Take the first left again towards Halton and Black Park. Proceed for half a mile and turn left onto a lane signposted (dead end). The property and parking will be found on the left after 300 metres.

### The Location

Set in picturesque surroundings just on the edge of Chirk Village with its lovely shops, public houses and restaurants along with schools and a health centre, residents can enjoy the beauty of nature right on their doorstep and still have the convenience of facilities nearby. The area is known for its scenic walks and tranquil environment making it an ideal location for those who appreciate the outdoors. Although this lovely cottage is nestled in the country, its only 5 minutes from the A5 and A483 road networks for easy commuting to Llangollen, Wrexham, Shrewsbury, Telford and the city of Chester. Chirk also has the benefit of a railway station providing services to Birmingham, and Manchester.

### Accommodation Comprises

#### Additional Photo

**Kitchen/ Dining Room 15'5" x 12'5" (4.70m x 3.80m)**



The good-sized kitchen/ dining room is a very welcoming space and offers a lovely area to entertain and relax. Having a good range of fitted base and wall units with contrasting work surfaces over, stairs leading to the first floor, a stable door leading out to the front garden, a window to the front overlooking the garden, school style radiator, recently installed Grant oil fired boiler, electric oven, ceramic hob, one and a half bowl sink with a mixer tap over, space for a tumble drier, plumbing and space for a washing machine, part tiled walls, coved ceiling, space for a fridge/ freezer and a slate

effect tiled floor. A door leads through to the cosy lounge.

#### Additional Photo

#### Additional Photo

**Lounge 13'9" x 13'1" (4.20m x 4.00m)**



The cosy yet spacious lounge has a beautiful focal multifuel burning stove (linked to the central heating), a window to the front overlooking the garden, a radiator and double doors leading to the study/ reception room.

#### Additional Photo



#### Additional Photo

#### Log Burner



**Study/ Reception Room 12'5" x 11'1" (3.80m x 3.40m)**



The versatile room is currently used as a study and has fitted storage cupboards, two radiators, 2 Large windows overlooking the garden, and a door leading out to the front. It could easily be used as a playroom or ground floor bedroom if required.

**First Floor Landing**



The pretty first floor landing has a radiator, modern column style radiator, spotlighting, access to the loft and a good sized linen cupboard with shelving. Doors lead to the two bedrooms and the family bathroom.

**Bedroom One 10'1" x 9'7" (3.08m x 2.93m)**



The first good sized double bedroom has a window to the front overlooking the gardens, access to the loft and a radiator.

**Additional Photo**



**Bedroom Two 12'9" x 9'7" (3.90m x 2.93m)**



The second double bedroom also has a window to the front overlooking the garden, a window to the side and a radiator.

### Additional Photo



### Family Bathroom 9'10" x 6'6" (3.00m x 2.00m)



The beautifully appointed family bathroom has a wash hand basin, low level w.c., heated towel rail, roll top free standing bath with central mixer taps and a shower head, separate corner shower cubicle with a fitted Triton electric shower, a window to the side, spotlighting, stripped floorboards and part tiled walls.

### To The Outside



The property is accessed from a private lane through a timber gate that leads down to the front of the property. At the top there is off road parking for several vehicles.

### Gardens

The gardens are another great feature of this lovely home. There is a good sized paved patio that runs along the front of the cottage ideal for sitting out and relaxing as it is very private. The well maintained gardens are lawned and shrubbed having a covered seating and entertaining area that can be used in all seasons.

### Additional Photo

### Additional Photo

### Sheds



There is a storage and tool shed by the gate along with a larger purpose built L shaped shed at the side of the house ideal for storing garden machinery and drying logs. The garden is fully enclosed by fencing making it ideal for pets and children whilst offering good privacy.

**Additional Photo**



**Additional Photo**



**Patio**

**Parking**



**Additional Photo**



**Additional Photo**

**Additional Photo**



**Additional Photo**



### Additional Photo



### Views



### 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](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://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 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

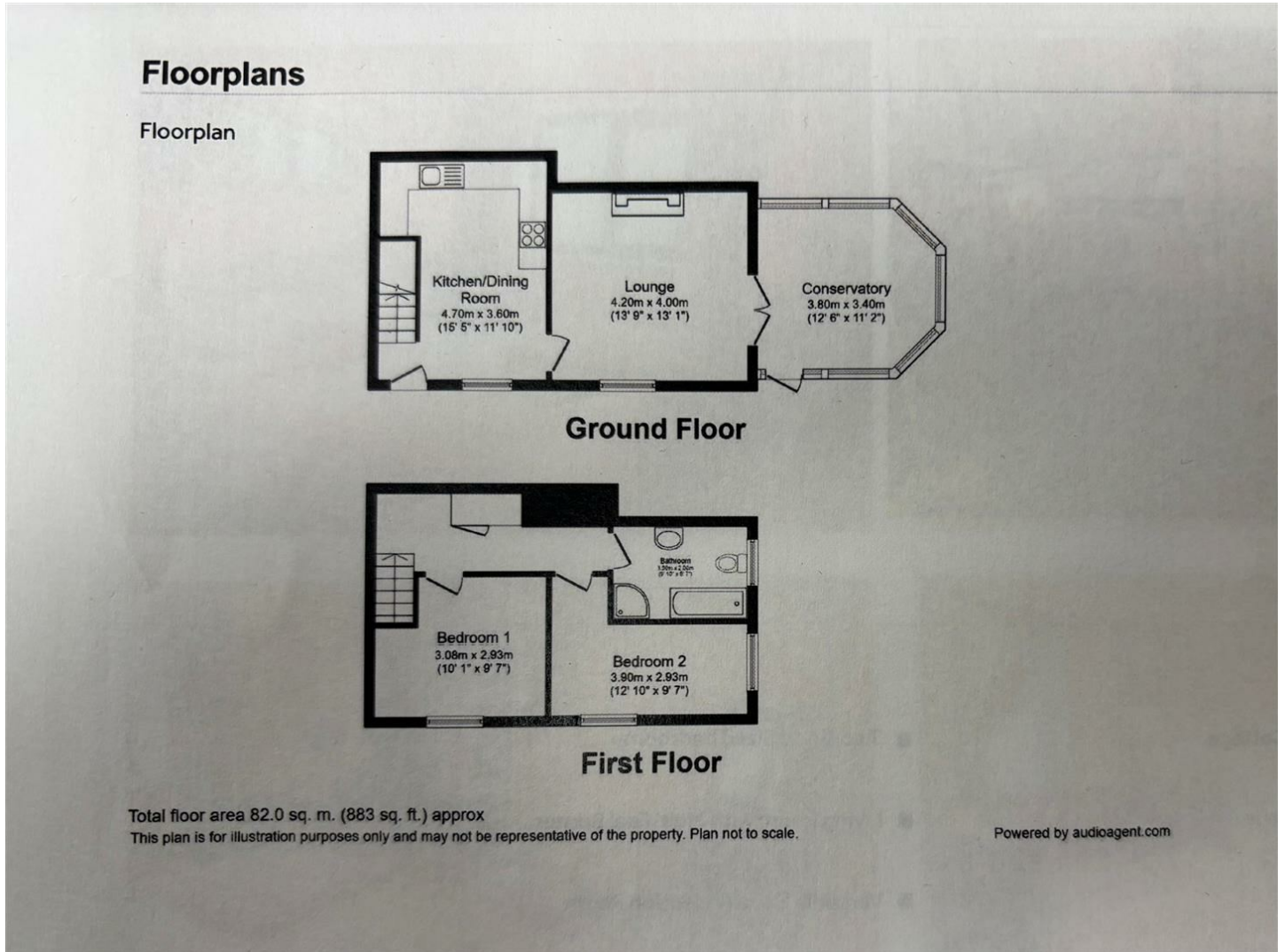
Saturday: 9.00am to 2.00pm

### Additional Information

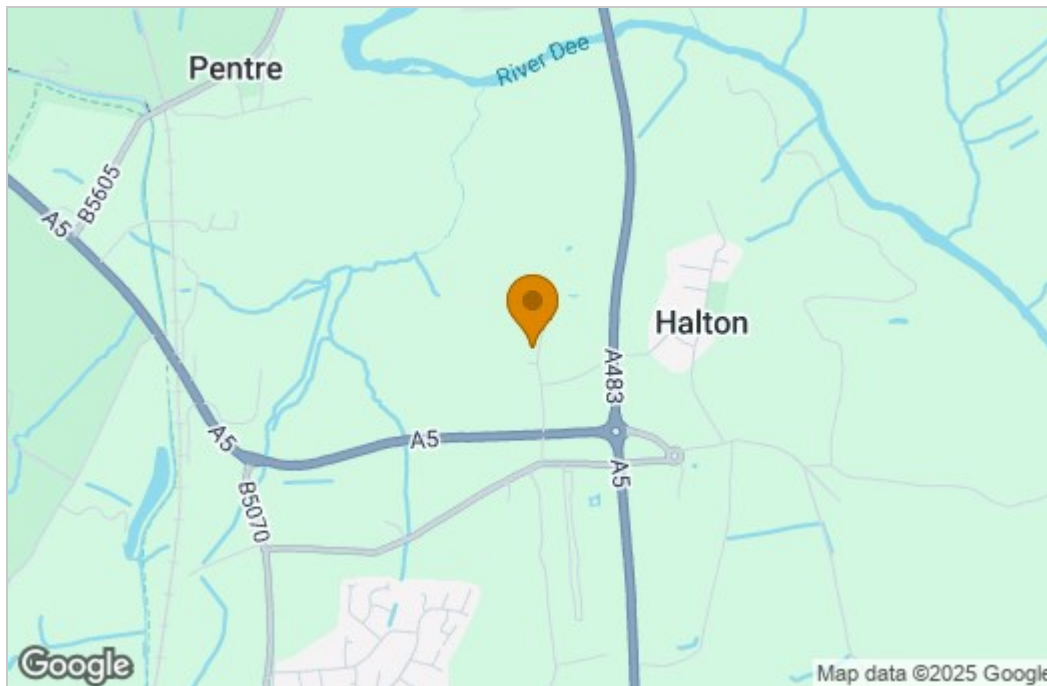
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

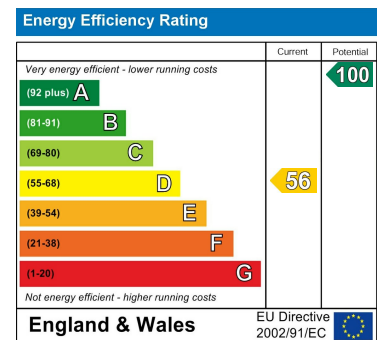
## Floor Plan



## Area Map



## Energy Efficiency Graph



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