

# Wingetts

More than just estate agents



**8 Ewart Street, Chirk, LL14 5LA**

**Price £194,950**

A three-bedroom end-terrace property situated in the popular village of Chirk. The property offers excellent potential for buyers looking to create a home to their own specification. The property benefits from good sized gardens to both the front and rear, with gated rear access leading to communal parking. The accommodation briefly comprises an open-plan lounge/dining room with direct access to the rear garden, a fitted kitchen, and a ground-floor WC. To the first floor are three bedrooms and a shower room. Offered to the market with no onward chain, this property presents an ideal opportunity for first-time buyers, investors, or those seeking a family home. Energy Rating TBC.

### Accommodation

UPVC door opens into the spacious hallway with stairs rising to the first floor.

### Ground Floor W.C

w.c, wash hand basin, window to side.

### Lounge/Dining Room

Open aspect lounge/dining room with lounge area having patio doors leading into the rear garden, gas fire in stone surround. Dining area with window to front, radiator.

### Kitchen

Range of fitted base and wall units with work surface areas incorporating sink unit with window above overlooking the rear garden, space for cooker, UPVC door into rear lobby having plumbing for washing machine and door to rear garden.

### On The First Floor

Stairs rise from the hallway to the first floor landing with window to side and doors off to all rooms.

### Bedroom One

Good sized double bedroom with large window to front, radiator.

### Bedroom Two

Double bedroom with window to rear, radiator.

### Bedroom Three

Window to rear, radiator.

### Shower Room

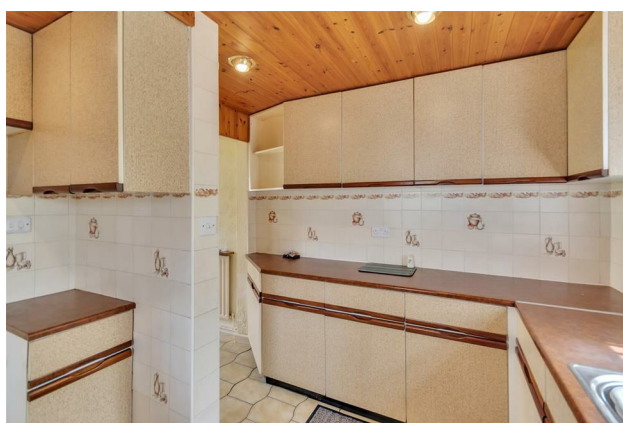
Shower enclosure with mains shower, wash hand basin, window to side, radiator, and extractor fan. Airing cupboard housing the "Worcester" combination boiler.

### Separate W.C

Window to side, ceiling hatch to roof space.

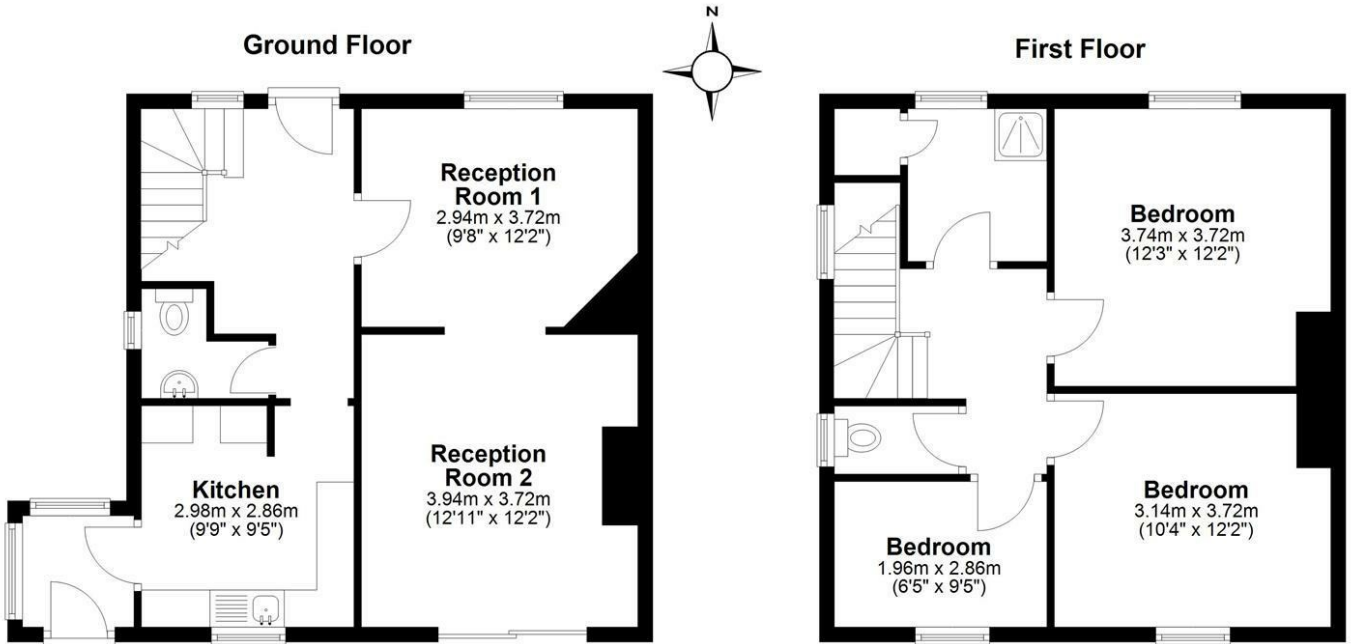
### Outside

The property is approached via a gated entrance with a pathway leading to the front entrance and patio area. The attractive front garden is mainly laid to lawn and complemented by a variety of mature shrubs. The pathway continues to the generously sized, sunny rear garden, which features a patio area, garden shed, and a wide selection of mature trees and shrubs, creating a pleasant and private outdoor space. A gated rear entrance provides access to communal parking.





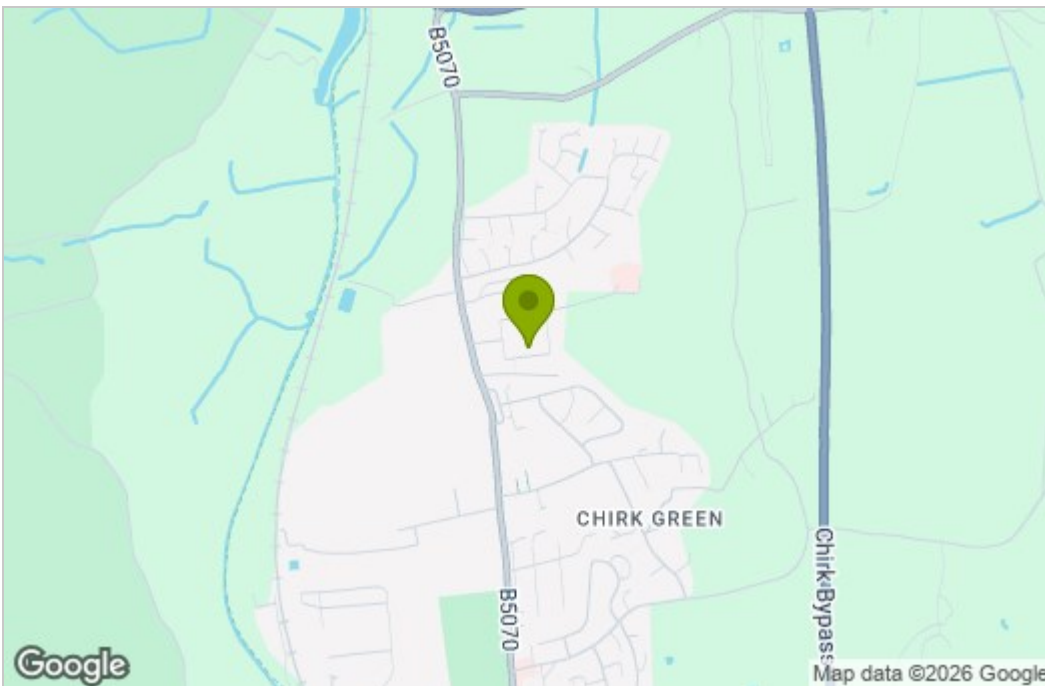
# Floor Plan



Artists impression, for illustration purposes only. All measurements are approximate.  
 Not to Scale. [www.propertyphotographix.com](http://www.propertyphotographix.com).  
 Direct Dial 07973 205 007  
 Plan produced using PlanUp.

## 8 Ewart St KAD

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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