

14 Trehowell Avenue Chirk Bank LL14 5EL



3 Bedroom Bungalow - Detached
Offers In The Region Of £285,000

The features

- NO ONWARD CHAIN
- ENVIABLE POSITION WITH RURAL ASPECT VIEWS
- RECENTLY FITTED KITCHEN/ BREAKFAST ROOM
- FURTHER VERSATILE BEDROOM/ DINING ROOM
- ENCLOSED REAR GARDEN
- DETACHED THREE BEDROOM DETACHED BUNGALOW
- SPACIOUS LOUNGE WITH FEATURE FIRE & MARBLE HEARTH
- TWO DOUBLE BEDROOMS AND BATHROOM
- DRIVEWAY AND GARAGE WITH OFF ROAD PARKING
- ENERGY PERFORMANCE " "



***** BEAUTIFULLY PRESENTED DETACHED BUNGALOW WITH NO ONWARD CHAIN *****

An opportunity to purchase this immaculately presented three bedroom detached bungalow offered for sale with no onward chain and offering spacious living accommodation perfect for those looking to downsize whilst still retaining space.

Occupying a desirable position in Chirk Bank with fabulous rural views and being on the edge of the self sufficient village of Weston Rhyn. Having ease of access to the nearby Market Town of Oswestry with a wealth of further amenities, nearby railway station at Chirk providing direct links to the County Town of Shrewsbury and Midlands to the South and Cheshire and North Wales to the North

The accommodation briefly comprises of entrance hall, comfortable lounge, recently fitted kitchen/ breakfast room, two double bedrooms (one currently used as a Dining Room), further bedroom and bathroom.

Having benefit of gas central heating, driveway and garage with off road parking, enclosed good sized rear garden and having fabulous rural views to the front aspect.

Viewings essential.

Property details

LOCATION

Chirk Bank enjoys a desirable semi-rural setting surrounded by beautiful Shropshire countryside. The area offers excellent lifestyle opportunities with countryside walks directly from the doorstep, while the Shropshire Union Canal is just a short walk away, providing scenic towpath walks and cycling routes. The historic Chirk Castle is also less than a ten-minute drive.

The property occupies an attractive position with rural views on the edge of the well-served village of Weston Rhyn, which offers a range of everyday amenities. A wider selection of shops, schools and leisure facilities can be found in the nearby market town of Oswestry.

For commuters, Chirk railway station provides direct links to Shrewsbury, Wrexham and Chester, while the nearby A5 and A483 road networks offer convenient access across the region.

ENTRANCE HALL

Covered entrance with door leading into the Entrance Porch and leading into the Entrance Hall. Doors leading off,

LOUNGE

With window to the front aspect feature fireplace with surround and italian marble hearth housing gas fire. Coved ceiling. Radiator,

KITCHEN/ BREAKFAST ROOM

With window to the rear aspect and range of base level high gloss fronted units comprising of cupboards and drawers with work surface over. One and a half bowl drainer sink, integrated oven/ grill with inset four ring gas hob and extractor hood over. Integrated fridge/ freezer and dishwasher with matching fascia panel. Further range of wall mounted units, tiled flooring, door leading into the Inner Hallway.

BEDROOM 1

With window to the rear aspect, range of fitted bedroom furniture comprising of wardrobes and bedside cabinets. Radiator.

BEDROOM 2

With window to the side aspect. Radiator,.

BEDROOM 3/ DINING ROOM

With window to the front aspect, Radiator. Versatile room with use as a Dining Room, or Bedroom 3

BATHROOM

With window to the side aspect and suite comprising of panelled bath with shower head over, WC and wash hand basin. Heated towel rail.

INNER HALLWAY

With door to the front and rear aspect. Further door leading into,

GARAGE

With up and over door to the front and window to the rear aspect.

OUTSIDE

With driveway for two vehicles to the front and area laid with lawn. Access to the Rear Garden which has a paved patio perfect for entertaining with friends and family. Area laid with lawn and enclosed with fencing.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

We are advised the council tax is Band C , however recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

14 Trehowell Avenue, Chirk Bank, LL14 5EL.

3 Bedroom Bungalow - Detached
Offers In The Region Of £285,000





Judy Bourne

Director at Monks

judy@monks.co.uk

Get in touch

Call. 01691 674567

Email. info@monks.co.uk

Click. www.monks.co.uk

Oswestry office

16 Church Street, Oswestry,
Shropshire, SY11 2SP

We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	84

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.