

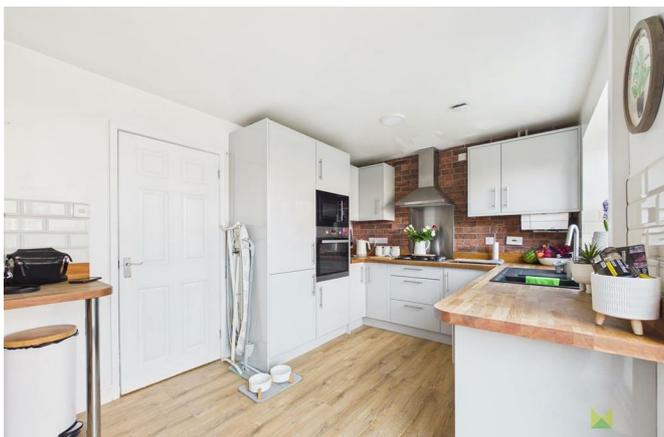
10 Cilcoed Chirk LL14 5BX



3 Bedroom House - Detached
Offers In The Region Of £249,950

The features

- THREE BEDROOM DETACHED FAMILY HOME
- LOUNGE AND KITCHEN/ BREAKFAST ROOM
- FAMILY BATHROOM AND DOWNSTAIRS CLOAKROOM
- ENCLOSED GOOD SIZED REAR GARDEN
- VIEWINGS ESSENTIAL
- ENVIABLE POSITION ON THE EDGE OF TOWN
- THREE GOOD SIZED BEDROOMS
- DRIVEWAY AND GARAGE WITH OFF ROAD PARKING
- ENERGY PERFORMANCE RATING



***** THREE BEDROOM DETACHED FAMILY HOME *****

An opportunity to purchase this well presented and spacious three bedroom detached family home offering convenient town living perfect for the growing family.

Occupying an enviable position on the edge of the self sufficient town having ease of access to a wealth of local amenities and transport links including the nearby railway station and the A5/ M54 motorway network.

Briefly comprising of entrance hall with cloakroom, lounge, kitchen/ breakfast room, three bedrooms and family bathroom.

Having benefit of newly fitted gas central heating boiler, driveway and garage with off road parking and good sized enclosed rear garden.

Viewings essential

Property details

LOCATION

The property occupies an enviable position in this much sought after market Town which boasts an excellent range of amenities, beautiful walks, Chirk Castle and the historic Grade II listed Viaduct. Ideally placed for commuters being a short stroll from the Railway Station and ease of access to the A5/M54 motorway network with Oswestry being a short drive away and the County Town of Shrewsbury and City of Chester within easy driving reach.

ENTRANCE HALL

Covered entrance with door leading into the Entrance Hall. Staircase leads to the First Floor Landing, door leading into the Lounge. Radiator, further door leading into,

CLOAKROOM

With window to the front aspect. WC and wash hand basin. Radiator,

LOUNGE

With window to the front aspect. understairs storage cupboards. TV and media point, door leading into,

KITCHEN/ BREAKFAST ROOM

The kitchen has been attractively fitted with a modern range of high gloss fronted base level units comprising of cupboards and drawers with work surface over. One and a half bowl drainer sink set into base level unit. Integrated oven/ grill, inset four ring hob with extractor hood over. Further range of matching wall mounted units, breakfast bar and French doors leading out to the Rear Garden. Radiator.

FIRST FLOOR LANDING

Stairs lead from the Entrance Hall to the First Floor Landing. Access to loft space, doors leading off,

BEDROOM 1

With window to the front aspect. Radiator.

BEDROOM 2

With window to the rear aspect. Radiator.

BEDROOM 3

With window to the rear aspect. Radiator.

FAMILY BATHROOM

With window to the front aspect and suite comprising of paneled bath with shower head over. WC and wash hand basin. Radiator.

OUTSIDE

To the front of the property there is a driveway providing off road parking for several vehicles. area laid with lawn and established tree to the front of the property. Side access leads to the rear garden which is a good size with large patio area perfect for entertaining with friends and family. Doors leading into the Kitchen and Garage. Enclosed with fencing.

GARAGE

With up and over door to the front aspect. Power and lighting. Door to the rear aspect.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold..

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band ? - again we would 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 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

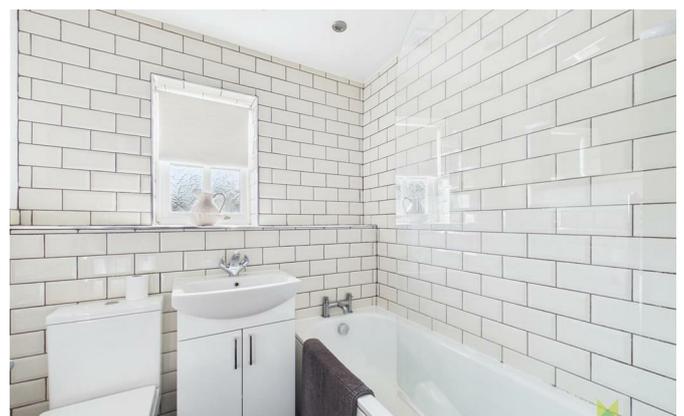
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

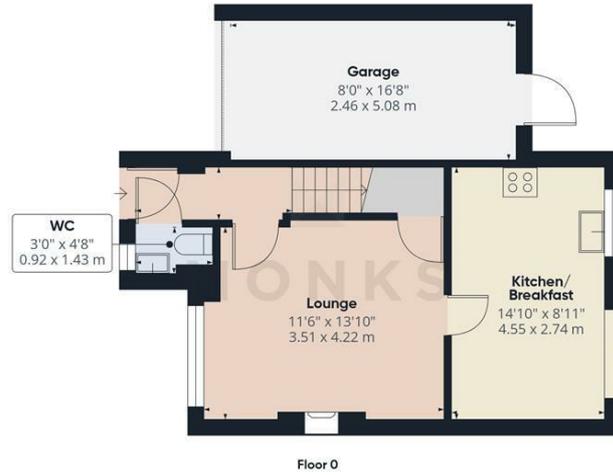
NEED TO CONTACT US

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.

10 Cilcoed, Chirk, LL14 5BX.

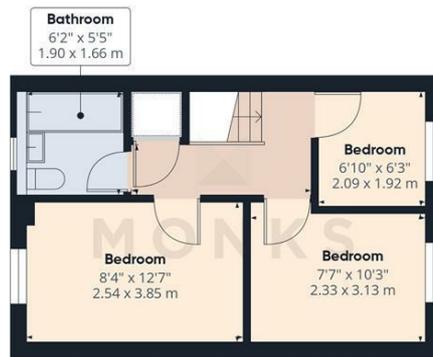
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Floor 0

Approximate total area[®]
807 ft²
75 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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	

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Environmental Impact (CO₂) 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.