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Wrexham | LL14 5EU

£220,000

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A rare opportunity to purchase this beautiful Grade II listed terrace cottage, full of charm and character features throughout, situated in the heart of the historic town of Chirk. This delightful two-bedroom, two-bathroom home has been lovingly maintained and thoughtfully presented, blending period details with modern comfort. Inside, the property boasts two inviting reception rooms, exposed beams, traditional fireplaces, and two generous double bedrooms, creating a warm and homely atmosphere. The layout includes a cosy lounge, kitchen, inner hallway, ground-floor bathroom, additional sitting room, and a separate shower room, providing flexible and practical living space. Externally, the cottage enjoys an attractive and extended rear garden, offering the perfect space to relax or entertain while surrounded by mature planting and greenery. There is also parking to the rear. Located in the popular town of Chirk, residents benefit from an excellent range of amenities including independent shops, cafés, restaurants, public houses, a primary school, and a train station. The town is steeped in history, with nearby landmarks such as Chirk Castle and the UNESCO World Heritage Chirk Aqueduct offering stunning walks and scenic views. Ideally positioned approximately 10 miles from Wrexham and Oswestry, with the picturesque market town of Llangollen just a short drive away, Chirk also provides excellent transport links via the A5 and A483. A truly charming and unique cottage that must be viewed to be fully appreciated.

- GRADE II LISTED TERRACE COTTAGE
- DECEPTIVELY SPACIOUS
- TWO RECEPTION ROOMS
- TWO BATHROOMS
- TWO DOUBLE BEDROOMS
- CHARACTER FEATURES THROUGHOUT
- PLEASANT REAR GARDEN
- PARKING TO THE REAR
- SOUGHT AFTER VILLAGE LOCATION
- EXCELLENT TRANSPORT LINKS



Lounge

A charming room, full of character with a feature arched window to the front with secondary glazing, attractive central fireplace with tiled hearth and timber mantel, quarry tiled flooring, beamed ceiling, door into the inner hallway.

Inner Hallway

With carpeted flooring, stairs off to the first floor.

Bathroom

Fitted with a low level w.c, pedestal wash hand basin, bath with shower over, part tiled walls, wood effect flooring, window.

Kitchen

Fitted with a range of matching wall, drawer and base units, working surface with inset stainless steel sink and drainer, space for a cooker, stainless steel splash back and large cooker hood, part tiled walls, space for a fridge/freezer, tiled flooring, skylight.

Sitting Room

Currently used as another sitting room but is versatile in it's use, with tiled flooring, timber stable door off to the rear garden, 3 skylights, beamed ceiling, door to a cupboard housing the oil combination boiler (approximately 12 months old)

Shower Room

Fitted with a low level w.c, wash hand basin with vanity unit under, fully tiled shower cubicle with thermostatic shower, tiled flooring.

Bedroom 1

A good size bedroom with feature arch window to the front with secondary glazing, cast iron fireplace, modern fitted wardrobes, high level units and another built in wardrobe, carpeted flooring.

Bedroom 2

A double bedroom with a double glazed window to the rear, carpeted flooring, wash hand basin with vanity unit under, built in Ikea wardrobes.

Rear Garden

To the rear is an attractive, mature and long garden with a paved patio adjacent to the rear of the property with a paved pathway leading to the top of the garden flagged by lawn and an array of well established plants, trees and fauna including an apple tree. To the foot of the garden is a timber summerhouse with stable door and double timber gates which open to a car port suitable for off road parking for 1 car.

Additional information

The property is Grade II listed.

The current owner informs us that the property has been re-roofed the over the last 8 years with the kitchen roof being re-roofed in 2017.... the sitting room roof in 2018..... the main roof in 2019.

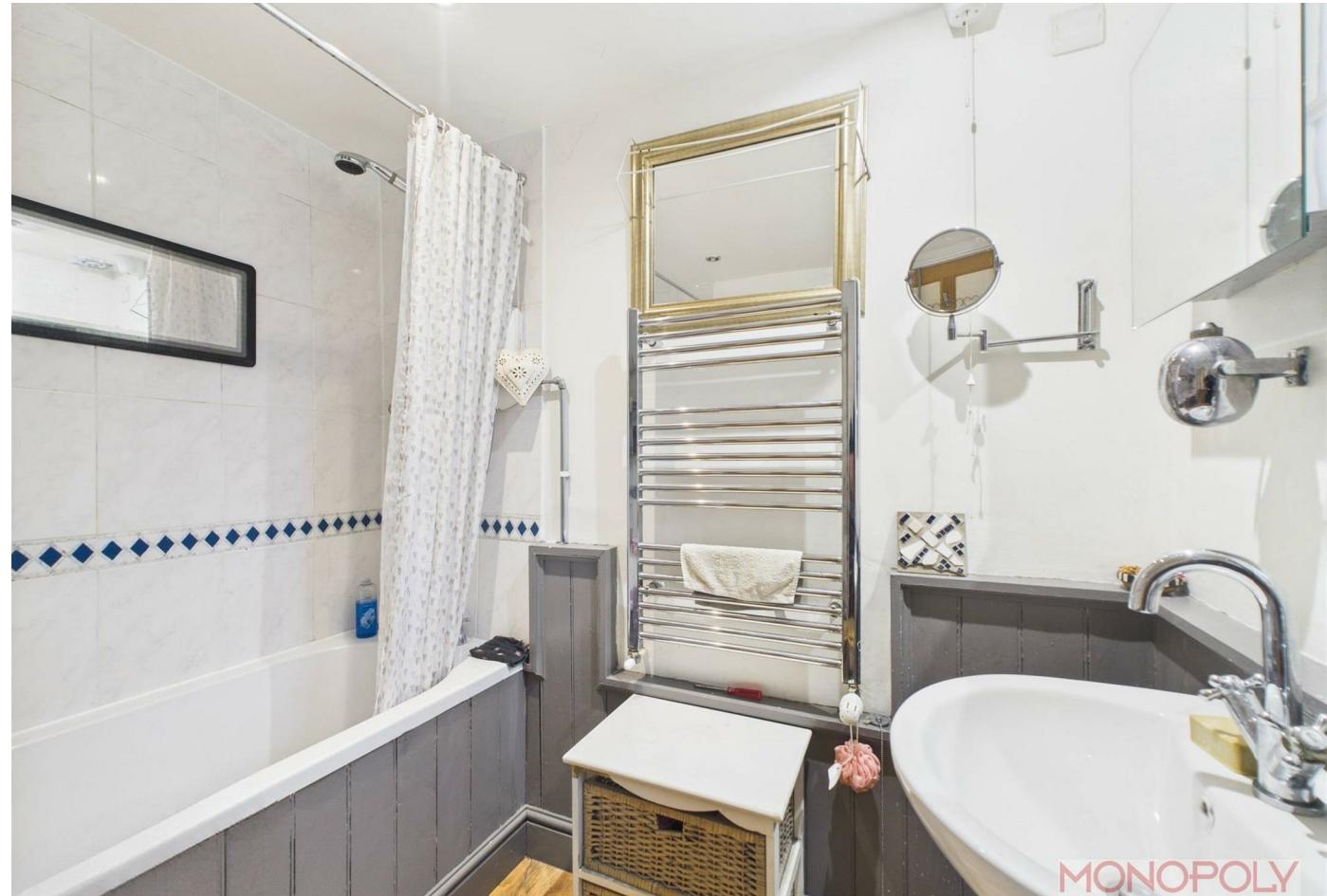
The oil combination boiler was installed approximately 12 months ago.

Important Information

MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their





Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

Key Property Facts

The key material information can be seen via the web links from which ever property portal the property is viewed.









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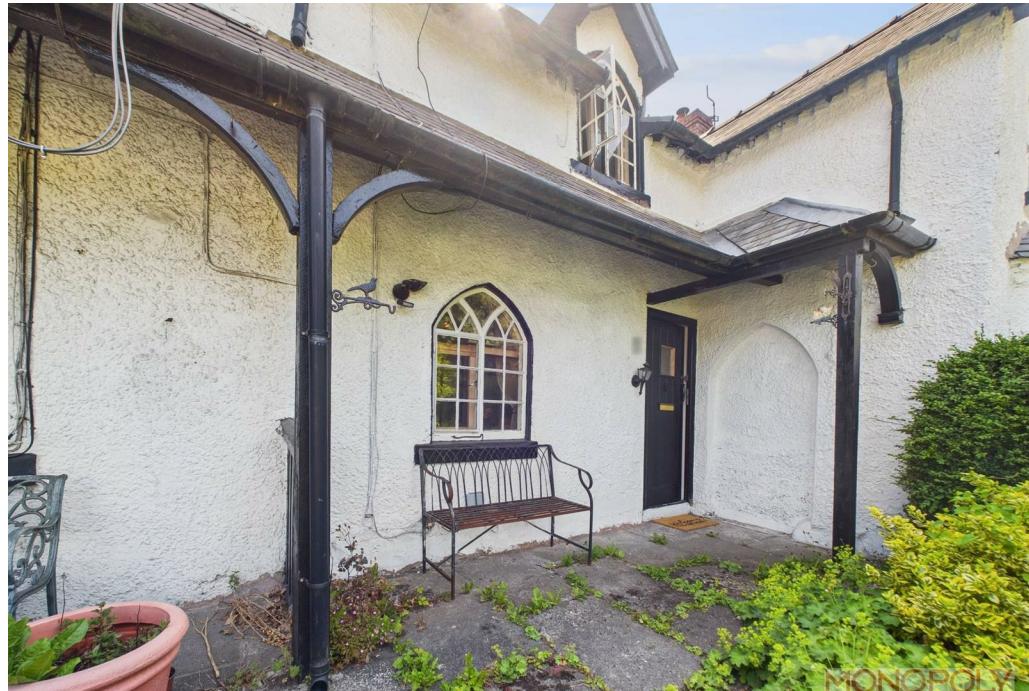
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Energy Efficiency Rating		
	Current	Provision
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Provision
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		
EU Directive 2002/91/EC		



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