



13 Sycamore Drive, Chirk, LL14 5RG

£129,950

Town and Country Oswestry are pleased to offer this WELL PRESENTED TWO BEDROOM SEMI-DETACHED HOME situated in the border town of Chirk which has excellent links to major road and rail networks both to the Chester and Liverpool in the north and to Shrewsbury and Birmingham in the south. The property benefits from UPVC double glazing, with the internal accommodation briefly comprising Entrance Hall, Lounge, Kitchen/Diner, Landing, Two Bedrooms and Bathroom. To the outside there are gardens to the front and rear of the property, off-road parking for several cars and a single garage.



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Directions

From our Willow Street office proceed out of town and join the A5 travelling towards Wrexham. Continue along until reaching the Gledrid roundabout. Take the second exit towards Chirk. Continue along, into Chirk, and proceed through the town until reaching the turning for Lodgevale Park on the right hand side. Proceed along before turning right onto Sycamore Drive where the property will be seen on the right hand side.

Entrance Hall

With a uPVC part glazed door to the front, side panel, oak flooring and glazed door to the lounge.

Lounge 3.72m x 5.82m (12'2" x 19'1")

With a window to the front, window to the side, gas fireplace with wood surround, oak flooring, stairs to the first floor, understairs storage cupboard, radiator and wall lights.



Kitchen/Diner 3.70m x 2.49m (12'2" x 8'2")

Fitted with base and wall units, 1 ½ bowl stainless steel sink and mixer tap, plumbing for washing machine and dishwasher, Hotpoint double oven, gas hob, extractor fan over, part tiled walls, window to the side, window to the rear, part glazed door to the rear, tiled flooring, part tiled walls, radiator and space for tumble dryer.



Landing

With access to the loft, doors leading to the bedrooms and the bathroom.

Bedroom One 3.32m x 3.71m (10'11" x 12'2")

Having a window to the rear, radiator, built in mirror fronted wardrobes, gas fired boiler in the wardrobe.



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Bedroom Two 3.70m x 2.38m (12'2" x 7'10")

With a window to the front, radiator and wardrobe recess.



Bathroom

With window to the side, wash hand basin, w.c., attractive roll top bath with claw feet, central mixer tap and shower head, separate shower cubicle with mains shower and two heads, towel rail and radiator. Spotlights and fully tiled walls.



Garage

Single detached garage with up and over door, door to the side, window to the side and power connected.

Front Garden

There is a lawned area to the front, a driveway to the side for 2 -3 cars leading to the garage. Fence panelling and double wrought iron gates.

Rear Garden

To the rear the garden is lawned and enclosed with fencing. There is an outside tap and fencing.



Hours of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

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To Make an Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

Money Laundering Regulations

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

Town and Country

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VERY COMPETITIVE FEES FOR SELLING.

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.

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