



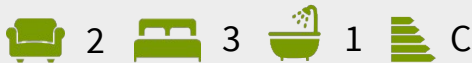
3 DERWEN

CHIRK | WREXHAM || LL14 5BZ



A well-presented two-bedroom detached bungalow set in a quiet cul-de-sac in the popular town of Chirk. Offering spacious and versatile accommodation, this home is perfect for those seeking comfortable single-level living close to local amenities and excellent transport links.

Offers in the region of £270,000



- Detached bungalow in popular cul-de-sac
- Spacious living room with bay window
- Separate dining room & modern fitted kitchen
- Conservatory overlooking the garden
- Driveway parking for several vehicles
- Convenient location close to Chirk amenities

DESCRIPTION

Halls are delighted with instructions to offer this attractive detached bungalow in Chirk. Thoughtfully updated by the current owners, the property offers bright, versatile and well-presented accommodation extending to approximately 1,111 sq. ft, ideally suited to a range of purchasers seeking spacious single-level living in a convenient and well-regarded location.

The accommodation includes a welcoming reception hall, a spacious living room with feature bay window, a separate dining room, and a modern fitted kitchen with integrated appliances. The principal bedroom benefits from access to a versatile dressing room, which could also serve as a third bedroom if desired, alongside a further well-proportioned second bedroom, all served by a stylish contemporary bathroom. To the rear, a bright conservatory provides additional living space and enjoys a pleasant outlook over the private garden.

Outside, the property is approached via a driveway providing ample off-road parking, together with neatly maintained front gardens enhancing the home's kerb appeal. To the rear is a delightful enclosed garden designed for ease of maintenance, incorporating lawned and paved seating areas which provide a secure and peaceful setting ideal for outdoor relaxation and entertaining.

W3W

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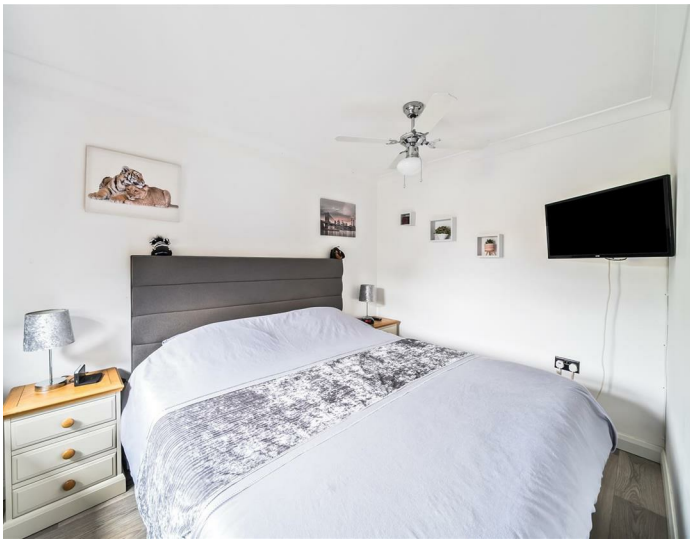


DIRECTIONS

Head down Leg Street and follow it onto Beatrice Street for about 1.7 miles. At Five Crosses, take the 1st exit onto the A483/A5 and continue for 2.5 miles. At Gledrid Roundabout, take the 2nd exit onto Chirk Road and follow for 2.2 miles. Turn right onto Crogen and continue for 0.4 miles, then go onto Cilcoed for a short distance before turning left onto Derwen, where the property will be on the right.

SITUATION

The town of Chirk has an excellent range of local facilities to include Convenience Stores, Train Station, Infant and Primary School and Parish Church, all of which go to serve the localities day to day needs. Larger shopping facilities are available in Wrexham (9 miles) and Oswestry (7 miles) whilst the A5 trunk road gives easy access to other centres of employment such as Shrewsbury, Telford and the Midlands and Wrexham, Chester and the Wirral to the North West.



SCHOOLING

The town of Chirk is home to Ysgol y Waun, a welcoming and community-focused primary school catering for younger children, alongside Pentre Church in Wales Primary School nearby.

For secondary education, pupils typically fall within the catchment for Ysgol Rhiwabon, a well-regarded comprehensive offering a broad curriculum and range of extracurricular activities. Independent schools such as Moreton Hall and Ellesmere College provide further choice, while additional options can be found in Wrexham and Shrewsbury, covering both state and private sectors.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these have been tested by Halls.

TENURE

Freehold. Purchasers must confirm via their solicitor.

LOCAL AUTHORITY

Wrexham County Borough Council.

COUNCIL TAX

The property is currently banded in Council Tax Band D.



VIEWINGS

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

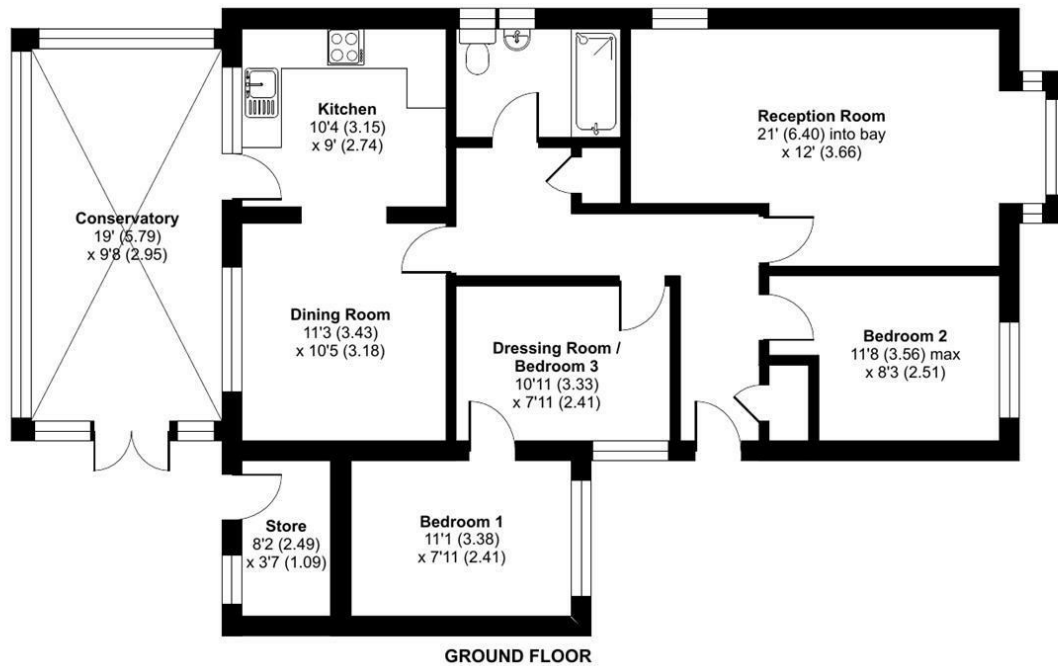


Approximate Area = 1111 sq ft / 103.2 sq m

Store = 25 sq ft / 2.3 sq m

Total = 1136 sq ft / 105.5 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Halls. REF: 1341031



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	73	
(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		

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



OSWESTRY SALES

20 Church Street | Oswestry | Shropshire | SY11 2SP

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1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

Bishops Castle | Ellesmere | Kidderminster | Oswestry | Shrewsbury | Telford | Welshpool | Whitchurch