







Dixholme Halton, Chirk, Wrexham, LL14 5BG  
Offers In The Region Of £425,000

Dixholme is a three bedroom detached bungalow set on a large plot in a semi rural location on the outskirts of Chirk. Along with three bedrooms, the property also has a garage, driveway and gardens to the front, side and rear and boasts countryside views. This property must be viewed to be appreciated.











Floor Plan  
(not to scale - for identification purposes only)



**ACCOMMODATION**

In brief the accommodation affords entrance hall, living room, dining room, kitchen, sunroom, three bedrooms and bathroom. Externally there is a detached garage with inspection pit and office, driveway with turning area, and wrap around gardens.

**LOCATION****ENTRANCE HALL**

Having a UPVC door to the front entrance hall. Built in airing cupboard housing a hot water cylinder, ceiling light, and doors off too;

**LIVING ROOM**

12'0" x 15'7" (3.67 x 4.75)

Beautiful light and airy room with a large uPVC window to the front overlooking the garden and countryside beyond and to the side elevation. Benefitting from an open fire with a wooden surround and marble hearth, coved ceiling and a radiator.

**DINING ROOM**

10'7" x 10'6" (3.24 x 3.22)

With double glazed sliding doors to the conservatory, door into the kitchen, ceiling light and radiator.

**KITCHEN**

11'5" x 9'0" (3.48 x 2.75)

Fitted kitchen with a range of wall and base units with work surfaces over. Inset sink with mixer tap and drainer below a uPVC window overlooking the garden, integrated fridge-freezer, space and plumbing for washing machine and dryer, splashback tiling and a quarry tiled floor.

**CONSERVATORY**

9'6" x 10'8" (2.92 x 3.26)

Having windows to the side and rear, tiled flooring, spotlighting, and a glazed door to both sides.

**INNER HALL**

With built in storage cupboard, loft hatch and doors off too;

**BEDROOM ONE**

11'1" x 13'0" (3.39 x 3.97)

Double room with uPVC window to the rear, ceiling light and radiator.

**BEDROOM TWO**

12'9" x 9'9" (3.89 x 2.99)

Double room with uPVC window to the front, ceiling light and radiator.

**BEDROOM THREE**

9'3" x 8'9" (2.83 x 2.68)

With uPVC window to the front, ceiling light and radiator.

**SHOWER ROOM**

10'7" x 5'10" (3.24 x 1.79)

Modern shower room with enclosed walk-in shower, low level WC and wash hand basin. UPVC window to the rear, ceiling light, heated towel rail and tiled walls.

**EXTERNAL****GARAGE**

27'2" x 20'9" (8.30 x 6.33)

Detached garage with electric up and over door opening onto the driveway, power and lighting. There is an inspection pit and rear office area.

Office (2.08 x 2.67)

**DRIVEWAY**

There is a large driveway with turning area.

**GARDEN & Paddock**

There is a wrap around garden mainly laid to lawn with fence and hedging to borders. There is a gated paddock area. Totalling approximately 0.75 acres.

**Agent Note****TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

**SERVICES**

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We are advised that mains electric and water are connected. Along with septic tank for drainage and oil central heating. We understand the Broadband Download Speed is: Standard 8 Mbps & Ultrafast 1800 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

#### COUNCIL TAX BANDING

We understand the council tax band is D-Wrexham. We would recommend this is confirmed during pre-contact enquiries.

#### SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

**REFERRAL SERVICES:** Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

**MONEY LAUNDERING REGULATIONS:** When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.



**Local Authority:** Wrexham

**Council Tax Band:** D

**EPC Rating:** F

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

#### Directions:

What3words: ///touchy.compelled.storms

### Viewing arrangements

Viewing of the property is strictly by appointment only through:

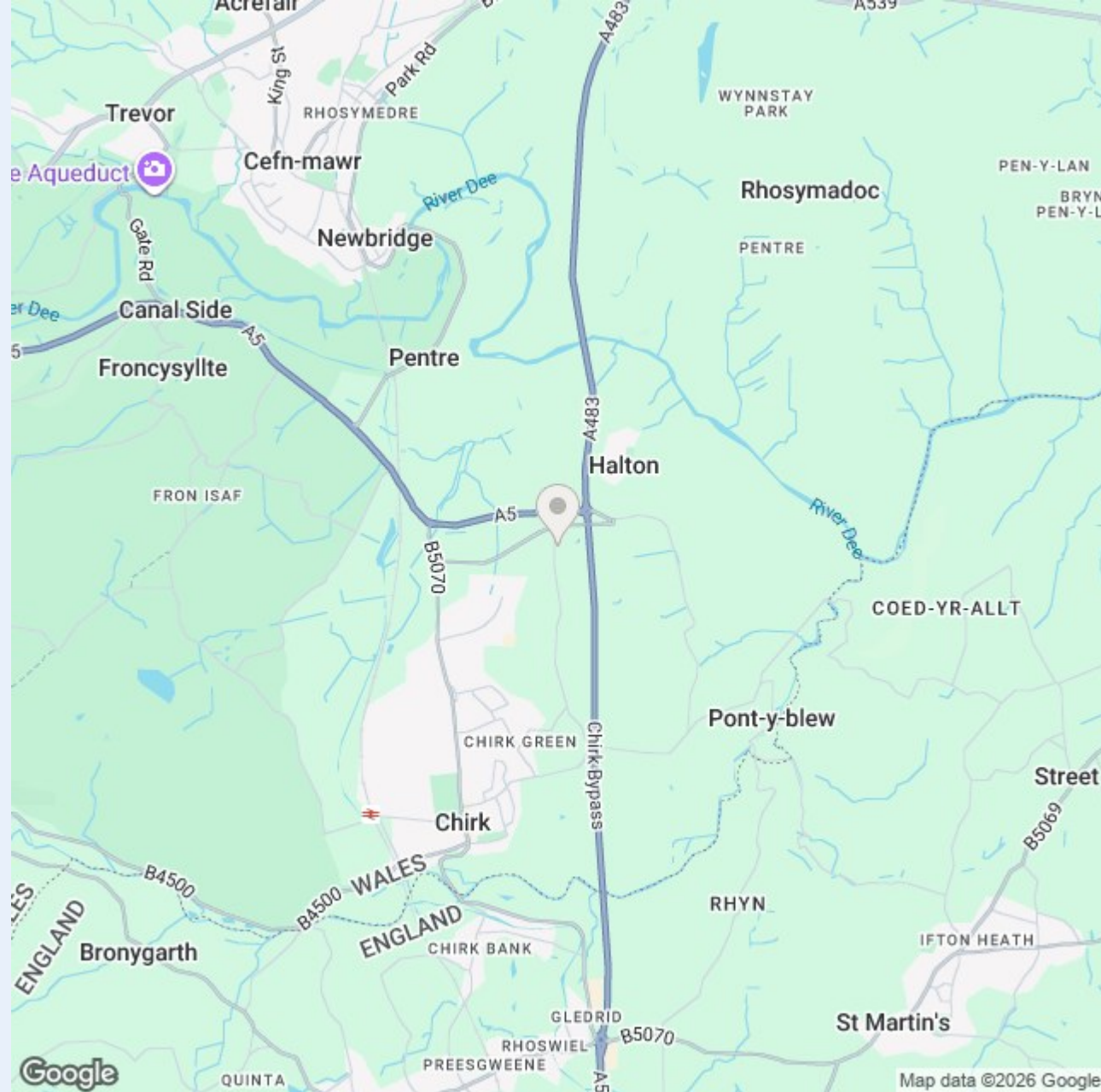
Roger Parry & Partners LLP

Please contact our Oswestry Office:

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**Roger  
Parry**  
& Partners



Important Notice: 1. 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. 2. 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. 3. Descriptions of the property are subject 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. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.