



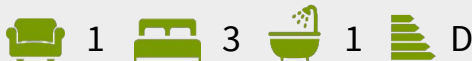
14 TREHOWELL AVENUE

CHIRK BANK | WREXHAM | LL14 5EL



A well-presented three-bedroom detached bungalow offering flexible accommodation, ample driveway parking with garage, and attractive, easily maintained gardens; conveniently situated on the edge of Chirk Bank.

Offers in the region of £285,000



- NO ONWARD CHAIN
- Detached Bungalow
- Spacious Accommodation
- Generous Driveway Parking and Garage
- Open Aspect to the Front
- Superb Hamlet Location

DESCRIPTION

Halls are delighted with instructions to offer 14 Trehowell Avenue for sale by private treaty, with the benefit of no onward chain.

14 Trehowell Avenue is a well-presented detached bungalow offering over 800 sq ft of versatile and well-proportioned accommodation. The property comprises three well-proportioned bedrooms, a generous living room, a recently fitted modern kitchen and a stylish contemporary bathroom.

The property is complemented by a generous driveway and a garage, while the established gardens have been attractively arranged for ease of maintenance.

SCHOOLING

The property is well positioned for access to a number of well-regarded local schools, including Ysgol Y Waun, Chirk, Ysgol Pentre, St Martin's School and Weston Rhyn Primary School, with respected independent schooling available at Moreton Hall and Ellesmere College.



SITUATION

Occupying a picturesque position within the hamlet of Chirk Bank, the property enjoys delightful views across the surrounding open countryside towards the hills beyond. The location combines an attractive rural setting with excellent access to local amenities, with Chirk town centre just minutes' drive away and offering a range of independent shops, convenience stores, a pharmacy, doctors' surgery and other everyday facilities.

The property is also within easy walking distance of the scenic Llangollen Canal towpath, together with the impressive Chirk Aqueduct and Viaduct, which form part of the UNESCO World Heritage Site, whilst the National Trust's Chirk Castle provides a notable nearby attraction. Chirk railway station offers direct services to Chester, Shrewsbury and Birmingham, while excellent road links via the nearby A5 provide convenient access to Oswestry, approximately 6 miles away, Wrexham, approximately 11 miles away, and the wider regional centres of Shrewsbury, Telford, Chester and the Midlands.

THE PROPERTY

The property is principally accessed via a front entrance door which opens into a generous central Entrance Hall, providing access to the principal accommodation. From here, a door leads into the well-proportioned Reception Room, a comfortable and inviting living space featuring a large window to the front elevation and an attractive marble and stone fireplace and hearth with an inset coal-effect living flame gas fire, creating an appealing focal point to the room.

Positioned to the rear of the property is the modern fitted Kitchen, comprising a range of wall and base units with complementary work surfaces, sink unit and provision for appliances, together with a window overlooking the rear gardens. A door provides convenient access to the integral Garage, offering useful parking and storage space.



There are three well-proportioned Bedrooms, with Bedroom One benefiting from fitted wardrobes and Bedroom Two providing another generous double room. Bedroom Three offers flexibility for use as a single bedroom, home office or study if required. Completing the accommodation is the modern Bathroom, comprising a bath with shower over, WC and hand basin.

OUTSIDE

The property is approached via a private driveway providing off-road parking for two vehicles and access to the adjoining garage. The front garden is attractively planted with established shrubs, whilst the property enjoys an appealing open aspect to the front with attractive rural views beyond.

To the rear is a neatly maintained and fully enclosed garden, partly laid to lawn with decorative slate beds. A generous paved patio provides an ideal setting for outdoor dining and entertaining, whilst fenced boundaries creating a pleasant degree of privacy.

DIRECTIONS

Proceed on the A483 from Oswestry towards Wrexham. Proceed for approximately 4 miles and at the Gledrid Roundabout, take the second exit, signposted Chirk. Proceed for approximately 600 yards, turning left just after 'The Poachers'. Proceed on this lane and over the canal bridge, continue until the junction and turn left, proceed and take the second right into Trehowell Avenue where the property will be viewed to the right-hand side.

W3W

///daydream.forwarded.leaves

SERVICES

We are advised that the property benefits from mains water, electricity, gas, and drainage.



LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

COUNCIL TAX

The property is in band 'C' on the Shropshire Council Register.

TENURE

The property will be sold as freehold with vacant possession upon completion.

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 (plus 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.

VIEWINGS

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

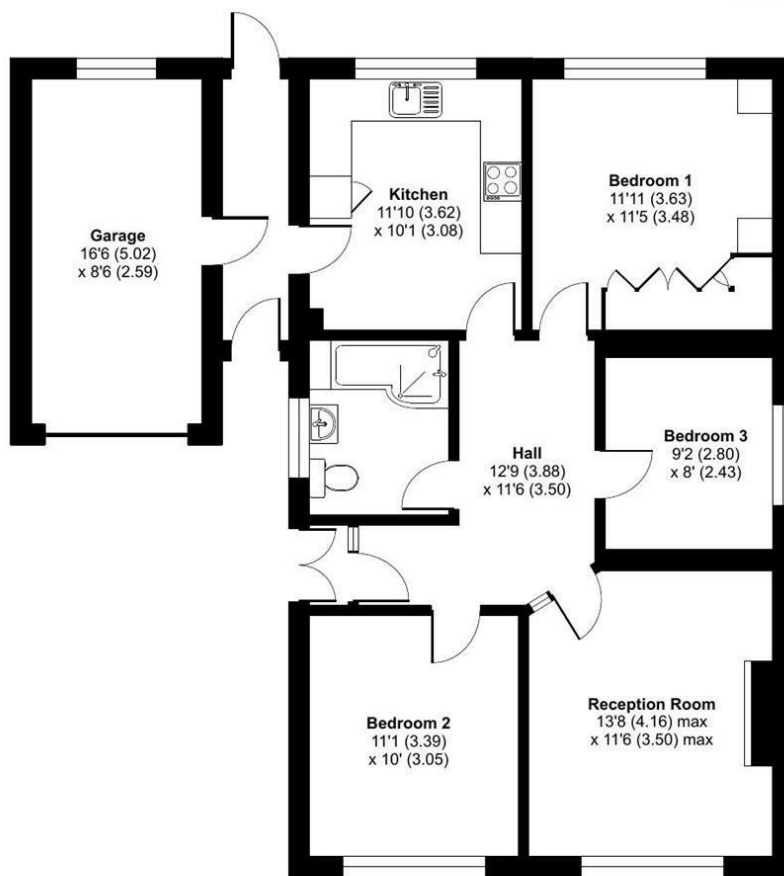


Approximate Area = 877 sq ft / 81.5 sq m

Garage = 135 sq ft / 12.5 sq m

Total = 1012 sq ft / 94 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: 1508751



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		

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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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