



Plas Madoc, Overton-on-Dee LL13 0ER Offers In Excess Of £200,000

WITH NO CHAIN!

Welcome to this charming three bedroom, two reception room semi-detached house located in the picturesque village of Overton, Wrexham. This property boasts two inviting reception rooms and a conservatory, perfect for entertaining guests or simply relaxing with your loved ones. With three well proportioned bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room. The property features a well-maintained shower room, ensuring your comfort and convenience. Additionally, parking will never be an issue with space for two vehicles, making coming home after a long day out a breeze. To the rear is an enclosed low maintenance rear garden. Nestled in a tranquil neighbourhood, this house offers a peaceful retreat from the hustle and bustle of everyday life. The village of Overton provides a close-knit community feel while still being within easy reach of local amenities and scenic countryside. Don't miss out on the opportunity to make this lovely house your home. Book a viewing today and step into the welcoming atmosphere of this delightful home. NO CHAIN!

- NO CHAIN!
- THREE BEDROOMS
- OFF ROAD PARKING
- CONSERVATORY
- LOW MAINTENANCE ENCLOSED REAR GARDEN
- IN POPULAR VILLAGE OF OVERTON-ON-DEE
- SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- SHOWER ROOM WITH SEPARATE WC
- VIEWING HIGHLY RECOMMENDED!



Location

The property is situated in the popular village of Overton on Dee which offers excellent local amenities including a Primary School, Doctor's Surgery, Village Shops (including an award winning Butchers) and Parish Church. Whilst enjoying this popular rural location, the village is only 6.5 miles from Wrexham and 6 miles from Ellesmere - both of which have a good range of amenities. The property is also conveniently located for easy commuting to Chester and Shrewsbury.

Entrance Porch

Entrance door, tiled floor, door to hall, glazing to front.

Hallway

Doors to lounge and kitchen, stairs to first floor.

Living Room

Log burning stove, window to front, patio doors to rear.

Kitchen

Cream wall and base units with complementary wood-effect work surfaces. Space for cooker, window to front, tiled flooring, archway into dining area.

Dining Area

Cream wall and base units with complementary wood-effect work surfaces. Stainless steel sink and drainer unit with mixer tap. Space for fridge freezer. Space for freezer. Wall tiling. Tiled floor.

Conservatory

Double glazed windows to the side and rear elevations. Wood double glazed French doors to the rear elevation. Tiled floor.

First floor landing

Doors to three bedrooms, shower room and w.c. Window to rear.

Bedroom One

Window to front, carpet, two built in wardrobes.

Bedroom Two

Carpet, window to front, built in storage.

Bedroom Three

Carpet, window to rear.

Shower Room

Double glazed window to the rear elevation. White two piece suite comprising a double shower cubicle and pedestal basin. Fully tiled walls. Heated towel rail.

Separate WC

Wc, window to rear.

Outside

Externally there is a driveway to the front of the property providing Off-Road Parking along with a lawned section. The low maintenance rear garden combines a paved Patio leading off both the conservatory and living room, and a gravelled section bordered by fencing and mature hedging.

Additional Information

The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired combination boiler situated in a cupboard in the second bedroom.

Freehold

Council Tax Band

The property is valued in Band "C".

No Chain

Important Information

*Key facts interactive report link available in video tour and brochure sections. *

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 details must therefore be taken as a guide only.

Mortgages

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

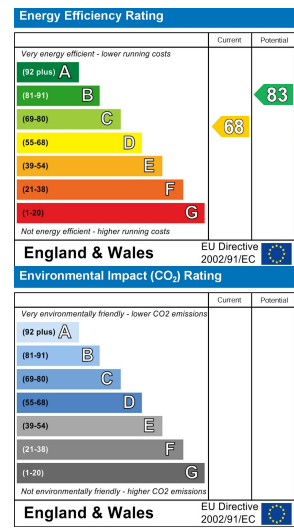
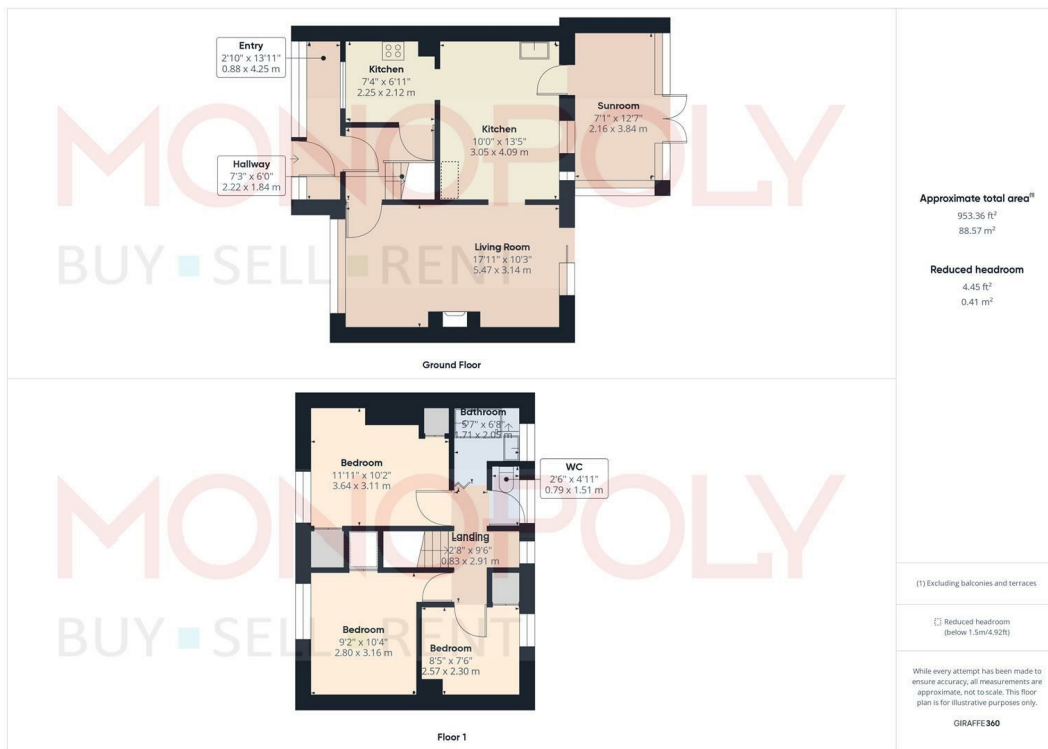
Your home maybe repossessed if you do not keep up repayments on your mortgage











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