

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	76		
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Belgrave Road, Wrexham, LL13 7ES

Price £375,000

Reference: 19233044

Date: Add text here

TENURE: Tenure is advised the property is Freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.

POSSESSION: Add text here

SERVICES: Add text here

OUTGOINGS: Council Tax Band details available from Wrexham County Borough Council

VIEWING: Add text here

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Description

A detached four bedroom Victorian House that has been extended over the years to provide substantial family accommodation. Set within established gardens to the rear, the accommodation briefly comprises an enclosed entrance porch, hall with stairs rising to first floor landing, sitting room, lounge with garden room off, dining room, home office, kitchen/breakfast room, utility, ground floor bedroom, bathroom and access to the cellar. The first floor galleried landing gives access to four further bedrooms and two bathrooms. Externally the driveway provides ample parking and guest parking and leads to a detached double garage with front covered car port. The gardens are to the rear. Energy rating - E (50)

LOCATION

Belgrave Road is located on the outskirts of Wrexham town centre in a conservation area. There are both primary and secondary schools within walking distance together with the picturesque National Trust Parkland. Wrexham town centre offers a good range of High Street retailers and social amenities together with bus and train stations. There are good road links to the A483 bypass and Wrexham industrial estate allowing for daily commuting to the major commercial and industrial centres of the region.



DIRECTIONS

From Wrexham City Centre proceed along St Giles Way with the Parish Church on your right. At the traffic lights turn left and next left into Chapel Street. After the convenience store, turn right and immediately left into Percy Road. Take the next right into Belgrave Road and the property will be observed on the left before the T Junction with Sontley Road.

ON THE GROUND FLOOR

Enclosed porch with black and red floor tiles, window to front and part glazed door to:

HALLWAY

Featuring the original Minton floor tiles, high ceilings which continue throughout the property with cornice edging, spindled staircase rising to first floor landing, arched recess, 4 panel doors to all rooms, ceiling rose, useful cloaks cupboard and access to the cellar.

LIVING ROOM

13'0 x 11'9
Original tiled and timber fire surround with open fire, plate rack, radiator, recessed shelving and French doors to garden.

DINING ROOM

18'2 x 9'2
French door to rear patio area, side window and serving hatch to kitchen.

KITCHEN/BREAKFAST ROOM

17'8 max x 12'8
Fitted with a range of timber base and wall cupboards with work surface areas, tiled floor, gas point, part tiled walls, windows to side and rear, and pantry cupboard.

UTILITY

Housing the gas Worcester boiler, quarry tiled floor, radiator and storage cupboard, window to side and stainless steel sink unit.

GROUND FLOOR BEDROOM

10'9 x 10'7
Economy 7 heater, sliding patio door and internal door to the:

EN-SUITE SHOWER ROOM

Featuring a coloured suite of bath, wash basin, w.c, bidet, fully tiled walls and window to rear.

HOME OFFICE

14'9 x 12'5
Large window to front, cornice ceiling marble fireplace with gas fire and tiled hearth, picture rail and radiator.

SITTING ROOM

14'9 x 12'9
A lovely reception room with open fire with tiled surround, walk-in bay window to front, cornice ceiling, 2 radiators, picture rail and recessed shelving.

GARDEN ROOM

12'6 x 12'4
A light and bright room with windows to rear and side, fitted store cupboards and radiator.

CELLAR

17'1 x 6'0
Accessed from the hall with steps down to cellar having reasonable ceiling height and lighting.

ON THE FIRST FLOOR

Featuring a gallery landing over stairwell, ceiling window providing additional natural light, window to front and 4 panel doors to all rooms.

BEDROOM ONE

13'8 x 13'4
Enjoying a dual aspect, cast iron fireplace, fitted wardrobe, picture rail, cornice ceiling and radiator.

BEDROOM TWO

13'3" x 12'11"
Featuring a cast iron fireplace, radiator and window to side.

BEDROOM THREE

13'5" x 12'7"
Cast iron Victorian fireplace, radiator, window to front and built in wardrobe.

BEDROOM FOUR

11'9 x 10'9
Appointed with a three piece suite of low flush w.c, pedestal wash basin, twin grip panelled bath with shower over, part tiled walls, window to rear and radiator.

BATHROOM ONE

9'8 x 8'8
Appointed with a three piece suite of low flush w.c, pedestal wash basin, twin grip panelled bath with shower over, part tiled walls, window to rear and radiator.

BATHROOM TWO

Includes a cast iron bath, pedestal wash basin and separate w.c.

OUTSIDE

The property is approached along a gated drive providing ample parking and guest parking which continues alongside the property to the rear.

DETACHED GARAGE

18'1 x 18'0
Having lighting and power points. Car Port to front.

GARDENS

The mature gardens extend mainly to the rear and offer excellent entertaining space which includes lawned areas, patio, mature trees, privacy hedging and walled boundary. Please note - the garden to the side of the property on the corner of Belgrave Road are not included within the sale.

COUNCIL TAX BAND - G