
Wingetts

More than just estate agents



18 Southsea Road, Southsea, LL11 5PH

Price £140,000

A well presented 3 bedroom semi detached house with the benefit of parking and a garage together with a private rear garden. Conveniently located just a short drive from Wrexham city centre with its variety of amenities and shopping facilities and a local shop within walking distance. The property has a Worcester gas combination boiler and Upvc double glazing and briefly comprises an enclosed porch, hall with stairs to 1st floor landing, dining room with store cupboard, lounge featuring an exposed brick chimney breast with log burner and further storage, fitted kitchen and a bathroom appointed with a bath and separate shower. The 1st floor landing gives access to the 3 bedrooms with bedroom 1 having mirror fronted wardrobes. Externally, a gated path leads to the entrance door alongside a gravelled garden. An access lane to the rear leads to private parking for 2/3 cars, detached garage, and a private tree lined garden with decorative bark and gravelled flower beds. Energy Rating - D (66)

LOCATION

The village of Southsea is located approx 1 ½ mile from the city centre and enjoys good road links to the commercial centres of the region including Chester, Oswestry and the North West. The Maelor Hospital, Wrexham Technology Park and Wrexham University are all within easy reach together with the Plas Coch Retail Park with its choice of supermarkets, café, M and S food hall and shops. A local primary school is nearby and a bus service operates within the area.

DIRECTIONS

From Wrexham City Centre proceed along Mold Road passing the University on the right. At the roundabout turn left onto Berse Road and 2nd exit at the next roundabout. Continue for approx 1 mile through the village of Caego and into Southsea. Proceed past the Bus Depot on your left and Post Office/convenience store and the property will be observed on the left shortly after.

ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

ENCLOSED PORCH

With upvc double glazed window to side, grey wood effect flooring and part glazed door opening to:

HALLWAY

Having a continuation of the grey wood effect flooring, stairs to first floor landing, handrail and part glazed oak veneer door opening to:

DINING AREA 13'2 x 8'3 (4.01m x 2.51m)

Upvc double glazed window to front, radiator, grey wood effect laminate flooring, useful storage cupboard housing the Worcester gas combination boiler and an open aspect to:

LOUNGE 11'8 x 11'2 (3.56m x 3.40m)

Featuring an exposed brick chimney breast with the warmth of an inset log burner, upvc double glazed window to rear and understairs storage cupboard with electric socket.

KITCHEN 11'2 x 6'3 (3.40m x 1.91m)

Fitted with a range of base and wall units complimented by wood effect work surface areas incorporating a single drainer sink unit, space for under counter fridge, space for cooker, plumbing for washing machine, part tiled walls, grey wood effect flooring with the benefit of underfloor heating, upvc double glazed window, inset ceiling spotlights and upvc part glazed external door.

BATHROOM

Appointed with a four piece white bathroom suite of walk-in shower with electric shower unit, low flush w.c, bath with central mixer tap, wash basin with mixer tap, upvc double glazed window, fully tiled walls, radiator and inset ceiling spotlights.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With ceiling hatch to roof space with pull-down loft ladder and six panel doors off.

BEDROOM ONE 16'3 x 12'2 (4.95m x 3.71m)

Two upvc double glazed windows to front, mirrored wardrobes, radiator and connecting door to:

BEDROOM THREE 9'4 x 8'1 (2.84m x 2.46m)

Upvc double glazed window to rear and radiator.

BEDROOM TWO 12'1 x 6'3 (3.68m x 1.91m)

Upvc double glazed window and radiator.

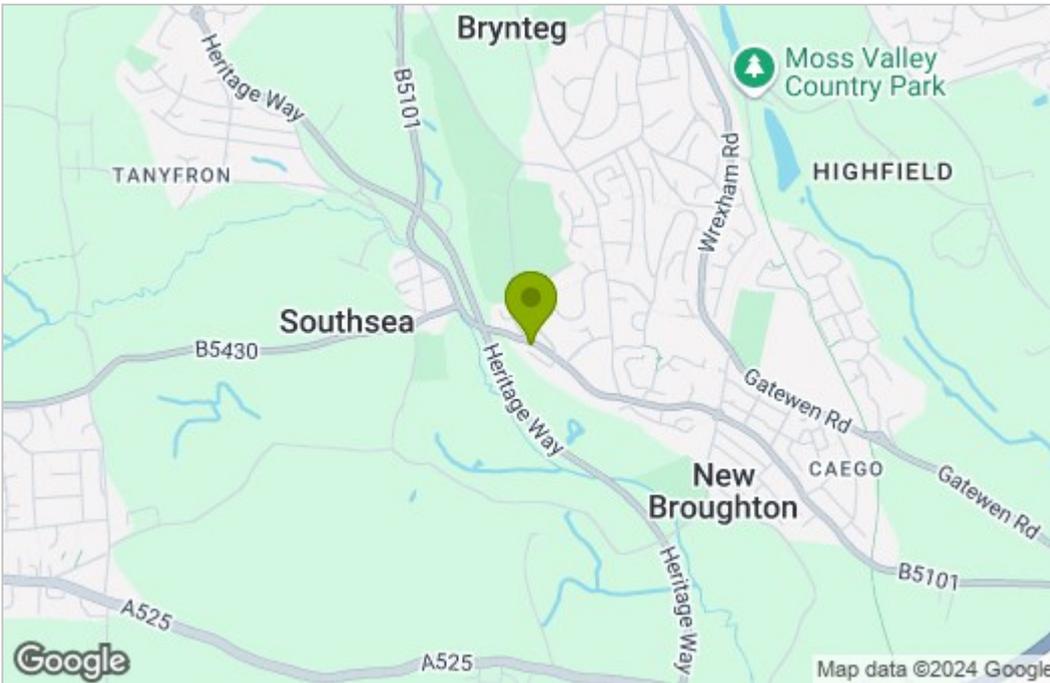
OUTSIDE

The property is approached along a gated path to the entrance door alongside decorative gravelled front garden. To the rear there is the benefit of private parking for 2-3 cars together with a detached garage having metal up and over door. A path continues to the rear of the garage to a private garden having a tree lined aspect and includes decorative gravel and bark and seating areas.

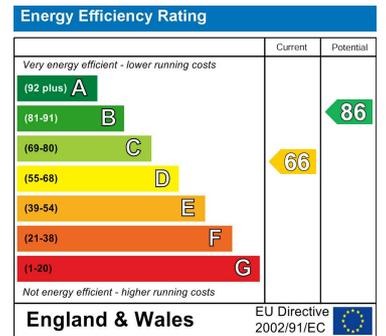
COUNCIL TAX BAND - C

Floor Plan

Area Map



Energy Efficiency Graph



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