



5 Belgrave Road , Wrexham, LL13 7ES

A charming and beautifully presented 5/6 bedroom semi-detached Victorian family home arranged over 3 floors providing light and airy accommodation having been much improved by the current owners yet retaining period features including stone framed windows, cornice and high ceilings, original patterned floor tiled hall, cast iron fireplaces, picture and dado rails. Conveniently located in a sought after residential area walking distance of the city centre with its collection of amenities and shopping facilities including primary and secondary schools, hospital, public transport and cafes/restaurants. The spacious accommodation benefits from a multi zone gas central heating system operated via 2 Worcester boilers and briefly comprises an arched entrance door opening to the impressive hall with turned staircase and access to the cellar, cloaks/w.c., living room, sitting room, dining room adjoining the fitted kitchen and Victorian style garden room. The 1st floor landing gives access to 3 double bedrooms, a home office or single bedroom, family bathroom with freestanding claw foot bath and separate shower room. The 2nd floor landing connects 2 further double bedrooms and useful storerooms. Externally, the brick paved driveway provides parking for 2 cars alongside an established front garden and leads to the garage. To the rear is a delightful walled garden with outdoor entertaining space for both children and adults including patio areas, lawn and useful storeroom. Energy Rating - E (49)

Offers In Excess Of £450,000

5 Belgrave Road

, Wrexham, LL13 7ES



- A charming and beautifully presented semi-detached Victorian family home
- Conveniently located in a sought after residential area walking distance of the city centre
- Impressive hallway, cellar, cloaks/w.c
- Living room, sitting room, dining room
- Kitchen, garden room
- 5/6 bedrooms
- Family bathroom, shower room
- Private driveway, garage
- Established front garden
- Walled garden to rear

LOCATION

DIRECTIONS

ON THE GROUND FLOOR

IMPRESSIVE HALLWAY

CELLAR

CLOAKS/W.C

LIVING ROOM

15'0 x 12'4 (4.57m x 3.76m)

SITTING ROOM

15'9 x 12'9 (4.80m x 3.89m)

DINING ROOM

14'3 x 11'9 (4.34m x 3.58m)

KITCHEN

19'9 x 10'0 max (6.02m x 3.05m max)

GARDEN ROOM

15'6 x 8'6 (4.72m x 2.59m)

ON THE FIRST FLOOR

BEDROOM ONE

15'9 x 13'0 (4.80m x 3.96m)

BEDROOM TWO

14'9 x 12'5 (4.50m x 3.78m)

BEDROOM THREE

14'2 x 14'1 (4.32m x 4.29m)

HOME OFFICE/BEDROOM SIX

10'1 x 9'6 (3.07m x 2.90m)

FAMILY BATHROOM

10'1 x 8'7 (3.07m x 2.62m)

SHOWER ROOM

ON THE SECOND FLOOR

BEDROOM FOUR

13'0 x 10'9 (3.96m x 3.28m)

BEDROOM FIVE

14'8 x 9'6 (4.47m x 2.90m)

OUTSIDE

COUNCIL TAX BAND - F



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 72 |
| (55-68) D | | |
| (39-54) E | 49 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |