

Cefn Road, Wrexham, LL13 9NH
Price £190,000



Reference: 19446339

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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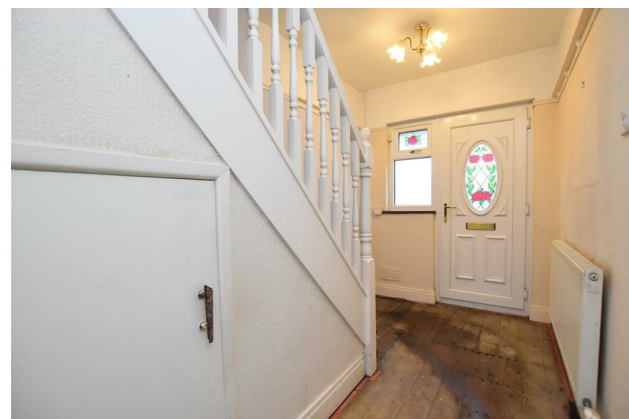


Description

A bay window fronted 3 bedroom semi detached home with garage and sunny aspect rear garden located on the fringe of the city centre having the benefit of excellent road links and convenient amenities nearby. The accommodation briefly comprises a canopy porch, hall with stairs to 1st floor, lounge with bay window to the front and fireplace, spacious sitting/dining room with access to the rear garden and a fitted kitchen. The 1st floor landing connects the 3 bedrooms, 2 of which are doubles, and a shower room. Gas fired central heating and Upvc double glazing. Externally, a gated drive provides parking for 2/3 cars alongside a lawned front garden. To the side are a further set of gates giving access to the detached garage and rear garden with patio and lawned area. NO CHAIN. Energy Rating - TBC

LOCATION

Cefn Road is located approximately 1 ½ miles from the city centre with both primary and secondary schools within easy reach as well as shops, doctors, pharmacy, public house etc. The picturesque Acton Park is within walking distance and there are excellent road links to the Industrial Estate and A483 by pass linking Wrexham and Chester.



DIRECTIONS

Proceed from Wrexham City Centre along Holt Road for approximately 1 mile. At the roundabout, take the 4th exit onto Cefn Road and the property will be observe don the right after approximately 500 yards.

ON THE GROUND FLOOR

Canopy porch with upvc part glazed entrance door opening to:

HALLWAY

With stairs to first floor landing with storage cupboard below, radiator, plate rack, upvc double glazed window and six panel doors off.

LOUNGE

11'8 x 11'4

Upvc double glazed bay window to front, wood effect flooring, fireplace with tiled insert and living flame gas fire, picture rail and radiator.

DINING/SITTING ROOM

17'4 x 10'9

A good sized reception room with upvc double glazed French doors opening to the rear garden, radiator, picture rail and gas fire with Baxi boiler.

KITCHEN

13'8 x 6'3

Fitted with a range of base and wall units with work surface areas incorporating a stainless steel single drainer sink unit with mixer tap, part tiled walls, radiator, upvc double glazed windows to side and rear, gas cooker point, storage cupboard, radiator, breakfast bar and upvc part glazed external door.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With gallery over stairwell, upvc double glazed window, picture rail and ceiling hatch to roof space.

BEDROOM ONE

10'4 x 9'3 plus wardrobes

Upvc double glazed window to front, radiator, fitted wardrobes and picture rail.

BEDROOM TWO

11'3 x 10'3

Upvc double glazed window to rear, radiator, picture rail, fitted wardrobes and drawers and airing cupboard housing the hot water cylinder with slatted shelving.

BEDROOM THREE

6'4 x 6'4

Upvc double glazed window, radiator and picture rail.

SHOWER ROOM

6'8 x 6'3

Appointed with a pedestal wash basin, low flush w.c, walk-in oversized shower with splash screen and electric shower unit, fully tiled walls, upvc double glazed window, radiator, inset ceiling spotlights and extractor fan.

OUTSIDE

A gated private driveway provides parking for 2-3 cars alongside a lawned front garden with flowerbeds and path to entrance. Double gates to the side of the property lead to the garage with metal up and over door. The rear garden enjoys a sunny aspect and includes a patio area with lawn beyond.