



35 Dean Road, Wrexham, LL13 9EF

Price £125,000

A spacious 2 double bedroom 1st floor apartment with the benefit of a detached brick built garage and garden, located within the sought after area known as Rhosnesni, on the outskirts of the city centre and close to a good range of amenities, bus service and the picturesque Acton Park. The apartment includes gas fired central heating via a combi boiler, Upvc double glazing and briefly comprises a canopy porch, Upvc double glazed entrance door opening to the hall with coat hanging area and stairs rising to the 1st floor landing. Good sized lounge overlooking Dean Road, spacious fitted kitchen dining room, 2 double bedrooms and a bathroom. To the outside, a path leads to the entrance porch alongside a lawned garden, lockable store shed, rear lawned garden and garage accessed off Coopers Close. NO CHAIN. Leasehold. Energy Rating - C (71)

LOCATION

Dean Road is located within the established area known as Rhosnesni enjoying close proximity to the parade of shops, café and pharmacy in Borrass together with both primary and secondary schools. There is a public transport service that operates within the area and the A483 Wrexham to Chester bypass is only a short distance away therefore allowing for daily commuting to the major commercial and industrial centres of the region. The picturesque Acton Park is only a short distance away with its pleasant tree lined walks and fishing lake.

DIRECTIONS

From Wingetts Office proceed left along Holt Street and across the roundabout into Holt Road, proceed for approx. 1 mile with the Greyhound Public House being on the right. Take the first exit onto Dean Road and the apartment will be observed on the left after the turning for Coopers Close.

ON THE GROUND FLOOR

Canopy entrance porch with upvc part glazed door opening to:

HALLWAY

Upvc double glazed window, coat hanging space, mains wired smoke alarm, ceiling hatch to roof space, mains wired smoke alarm and stairs rising to first floor landing.

LOUNGE 14'0 x 12'0 (4.27m x 3.66m)

A good sized reception room with upvc double glazed window to front, radiator and marble fire surround.

KITCHEN/DINER 11'7 x 10'8 (3.53m x 3.25m)

Another good sized room with space for a table and chairs. Fitted with a range of base and wall cupboards with work surface areas incorporating a stainless steel single drainer sink unit with upvc double glazed window above, four ring gas hob with oven/grill below and extractor hood above, part tiled walls, plumbing for washing machine, space for fridge freezer, Baxi gas combination boiler and radiator.

BEDROOM ONE 14'0 x 12'4 (4.27m x 3.76m)

A good sized bedroom with upvc double glazed windows to front and side and radiator.

BEDROOM TWO 10'9 x 8'5 (3.28m x 2.57m)

Upvc double glazed window to rear, radiator and useful storage cupboard.

BATHROOM

Appointed with a white suite of low flush w.c, pedestal wash basin, bath with mixer tap and shower take-off, fully tiled walls, upvc double glazed window and radiator.

OUTSIDE

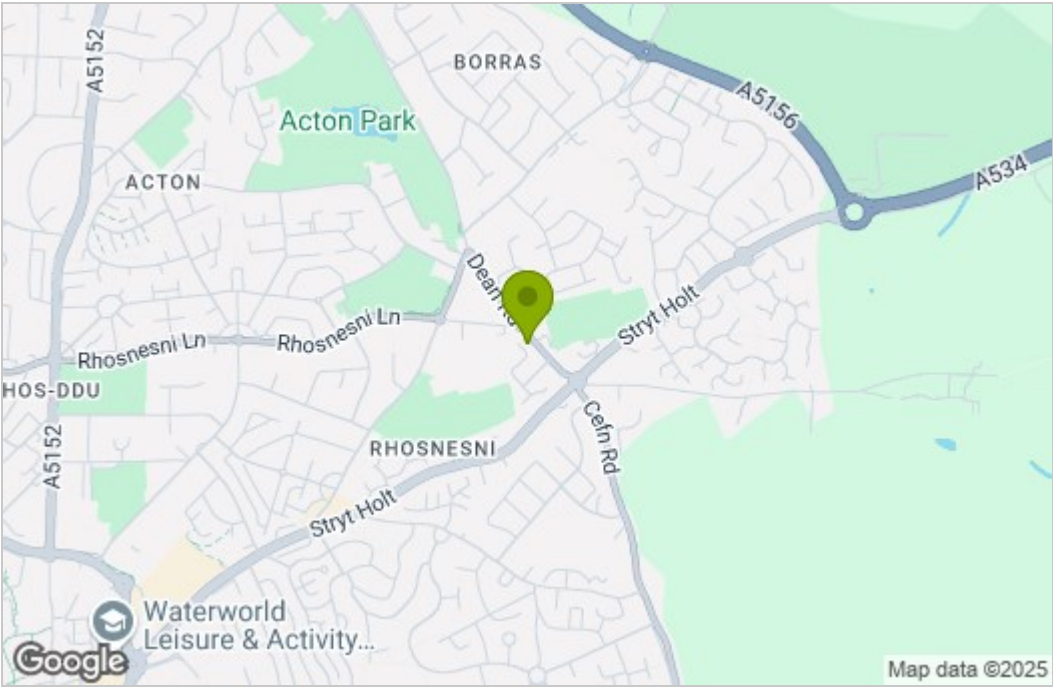
The property has the benefit of a detached brick built garage accessed off Coopers Close. A path from the front of the property leads past a lockable storage cupboard and continues to the rear garden which is mainly lawned.

PLEASE NOTE

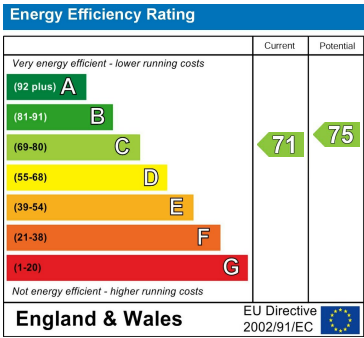
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Area Map



Energy Efficiency Graph



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