



**62 Trevenna Way, Wrexham, LL13 8RP**

**£115,000**

A well proportioned 2 bedroom semi detached house with gated private driveway and enclosed rear garden conveniently located on the fringe of the city centre and its excellent range of amenities and road links. The accommodation benefits from Upvc double glazing and briefly comprises a canopy porch, hall with stairs to 1st floor landing, lounge having wood effect tiled flooring, well proportioned kitchen diner with a range of base and wall cupboards, Upvc part glazed doors opening to the good sized conservatory overlooking the rear garden, cloaks/w.c. The 1st floor landing connects the 2 bedrooms and a bathroom. Externally, double metal gates open to the drive providing off road parking alongside a lawned front garden. To the rear is a covered area, patio and lawned garden beyond, all of which is enclosed. No Chain. EPC RATING - D 56

## LOCATION

Conveniently located within walking distance of the city centre with its range of shops, leisure facilities, primary and secondary schools, restaurants and public transport. There are good road links to the Industrial Estate and A483 bypass linking Wrexham, Chester and Oswestry.

## DIRECTIONS

From the city centre proceed along Holt Road for approximately 1/4 of a mile taking the right turn onto Archers Way. Turn right at the junction onto Trevenna Way and next right again and the property will be observed immediately on the right.

## ACCOMMODATION

Canopy porch with Upvc part glazed entrance door opening to the hall.

## HALL

Having staircase to 1st floor landing, radiator and part glazed door to the lounge.

## LOUNGE 12'3 x 11'1 (3.73m x 3.38m)

Upvc double glazed window overlooking the front garden, radiator, wood effect tiled floor, coving to ceiling and part glazed door to kitchen diner.

## KITCHEN DINER 13'9 x 8'6 (4.19m x 2.59m)

Fitted with a range of base and wall cupboards with work surface areas incorporating a stainless steel single drainer sink unit with mixer tap, extractor hood above space for cooker, part tiled walls, tiled floor, radiator, understairs store cupboard, Upvc part glazed external door and Upvc doors to conservatory.

## CLOAKS/W.C.

Appointed with a low flush w.c and Upvc double glazed window.

## CONSERVATORY 10'8 x 9'6 (3.25m x 2.90m)

Upvc double glazed windows on a brick plinth, tiled floor, radiator and Upvc French doors opening to the rear garden.

## 1ST FLOOR LANDING

Approached via the staircase from the entrance hall to 1st floor landing with Upvc double glazed window, ceiling hatch to roof space, radiator, airing cupboard with hot water cylinder and shelving.

## BEDROOM 1 14'1 x 8'6 (4.29m x 2.59m)

2 Upvc double glazed windows, radiator and built in store cupboard.

## BEDROOM 2 11'3 x 8'2 (3.43m x 2.49m)

Upvc double glazed window to rear and radiator.

## BATHROOM 7'3 x 5'5 (2.21m x 1.65m)

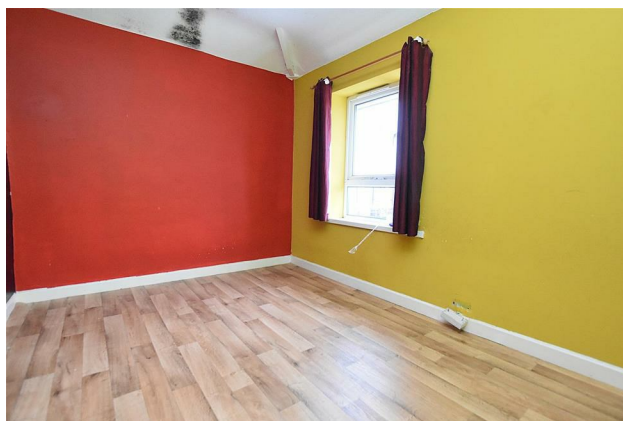
Appointed with a white suite of bath with electric shower over, low flush w.c. wash basin, fully tiled walls, tiled floor and Upvc double glazed window.

## OUTSIDE

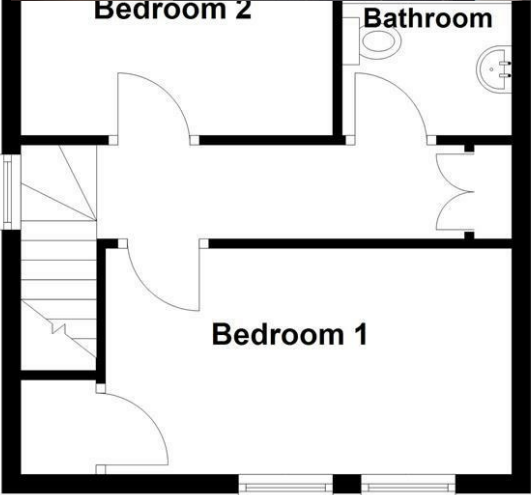
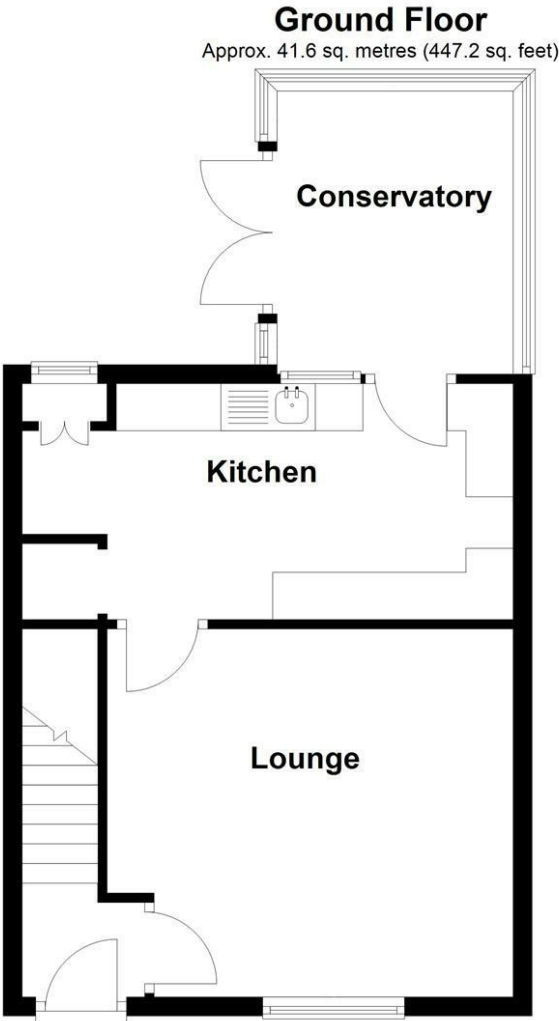
Double metal gates open to the private drive alongside a path to the entrance porch and lawned garden with privacy hedging. A side gate opens to the private rear garden which includes a covered area, rear patio, lawned garden, rear access gate and timber fencing.

## PLEASE NOTE

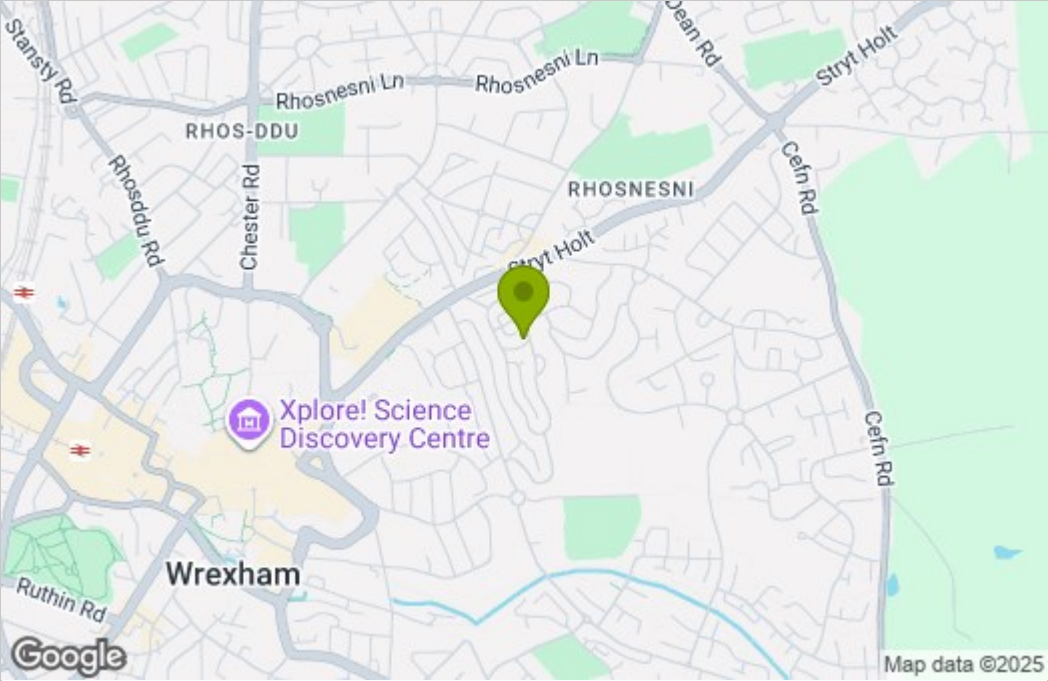
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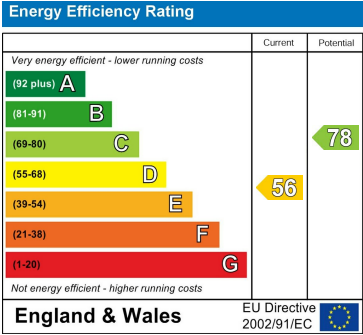
Floor Plan



Area Map



Energy Efficiency Graph



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