

BOWEN

PROPERTY SINCE 1862



Guide Price £395,000

3 Bedrooms 2 Bathrooms

Canton, Wrexham Road, Overton,
LL13 0DY

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General Remarks

Bowen are favoured with instructions to offer 'Canton' for sale by private treaty. This individual property occupies a good size plot with ample parking and an enclosed rear garden. The house provides versatile living accommodation with great potential to adapt in line with prospective purchaser's requirements.

Location: 'Canton' is located in the popular village of Overton-on-Dee in the picturesque Dee Valley. The village offers an excellent range of facilities and amenities including a Primary school, Medical Centre, Post Office and a host of shops. Its proximity to the A5 and A483 also make the towns of Wrexham, Oswestry and Ellesmere as well as the City of Chester easily accessible.

Accommodation

Enclosed Entrance Porch with double entrance doors: 9' 3" x 6' 0" (2.81m x 1.82m) Bell service. Tile floor and light.

Spacious 'L' shape Reception/Dining Hall: 16' 1" x 9' 3" (4.91m x 2.81m) Spotlights to ceiling, two radiators, door into garage. Two built-in store cupboards with hanging rail and shelf.

Lounge: 24' 3" x 12' 10" (7.38m x 3.92m) 'Jotul' log burner with brick surround set on a raised slate tile hearth, floor to ceiling Four full length panel windows

overlooking the rear garden, two radiators, spotlights to ceiling,

Sitting/Dining Room/Bedroom: This room is presently partitioned providing a downstairs bedroom and sitting room.

Sitting Room: 15' 3" x 10' 0" (4.66m x 3.05m) Radiator.

Bedroom 3: 12' 1" x 10' 8" (3.69m x 3.25m) Radiator.

Fully Tiled Shower Room: 6' 10" x 6' 4" (2.08m x 1.94m) Walk-in shower with shower screen and 'Triton' electric shower, vanity sink unit, low level flush wc, heated towel rail.

'L' Shape Breakfast Kitchen: 17' 7" x 12' 10" (5.35m x 3.92m) Tiled floor and majority of walls tiled. Range of fitted wall cupboards with downlighters and matching base units with worktop surface above. 1.5 stainless steel sink unit and drainer. Integrated appliances to include 'Neff' dishwasher and refrigerator, space for cooker, extractor hood, radiator. Double sliding patio doors opening onto the rear garden.

Utility Room: 7' 4" x 6' 3" (2.24m x 1.91m) Tiled floor and partly tiled walls. Fitted base cupboards with worktop surface over, spaces for washing machine and freezer. Oil boiler and programmer.

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.



Open plan staircase to first floor, Landing and

Study Area: Sky light. Built-in cupboards with desk area above, radiator. Laundry cupboard housing cylinder and slatted shelving.

Bedroom 1: 12' 4" x 10' 10" (3.75m x 3.29m) Radiator and access to roof space.

Bedroom 2: 12' 4" x 9' 5" (3.75m x 2.88m) Radiator.

Fully Tiled Shower Room: 7' 0" x 5' 11" (2.13m x 1.81m) Corner shower cubicle with 'Mira' electric shower, pedestal wash hand basin, low level wc, heated towel rail, sky light.

Garage: 18' 7" x 11' 1" (5.67m x 3.37m) Concrete base, electric operated door, power and light laid on.

Outside: The property is approached through double gates onto a brick paved drive providing parking and turning space. Borders and a gravel area house a variety of mature trees, shrubs and plants. Access all around the property with side gates providing entry to the rear garden. The garden to the rear is enclosed by mature hedges and is mainly laid to lawn with again several mature trees, shrubs and plants. Paved slab patio area, outside lighting and an outside tap. Timber garden shed.

EPC Rating 46|E Council Tax Band 'G':

Services: We understand that electric, mains water and drainage are connected. Oil central heating.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

Directions: From Ellesmere proceed out of the town on the A528 road signposted Overton. Continue for approximately 5 miles into the village of Overton-on-Dee. At the junction turn left and continue through the centre of village, keeping to the left after a short distance the property will be found on the left hand side as identified by the agents 'For Sale' board.

Ground Floor

Approx. 128.5 sq. metres (1383.0 sq. feet)



First Floor

Approx. 50.8 sq. metres (546.3 sq. feet)



Total area: approx. 179.2 sq. metres (1929.4 sq. feet)