

# BOWEN

PROPERTY SINCE 1862



Asking Price £207,500

3 Tudor Drive, Penley, Wrexham, LL13 0JN

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🏠 2 Bedrooms

🚿 1 Bathroom



## 3 Tudor Drive, Penley, Wrexham, LL13 0JN



### General Remarks

An extended and modernised detached two-bedroom bungalow within the sought after village of Penley. The accommodation briefly comprises entrance hallway, Two reception rooms, kitchen, bathroom, two bedrooms. Enclosed rear garden. The property benefits from UPVC double glazing, oil central heating off-road parking,

**Location:** Tudor Drive is situated on the edge of the popular border village of Penley. The village itself has a host of local amenities including a shop and renowned Primary/Secondary Schools. The village is set within the picturesque Maelor countryside yet also benefits from excellent road links to the larger towns of Ellesmere, Wrexham & Whitchurch as well as the City of Chester. Nearby train stations can be found at Ruabon and Whitchurch.

### Accommodation

#### Half Glazed UPvc Entrance Door with Glazed Side Panels:

**Entrance Hallway:** radiator, cloaks rack.

**Lounge:** 26' 6" x 8' 0" (8.07m x 2.44m) radiator, open space for installation of log burner.

**Sitting Room:** 14' 2" x 12' 2" (4.32m x 3.72m) wood effect flooring, radiator. double doors opening onto the rear garden.

**Kitchen:** 18' 2" x 7' 7" (5.53m x 2.31m) Pattern tile effect flooring, spotlights to ceiling. Range of fitted base units with worktop surface and matching wall cupboards above, stainless steel sink unit and drainer, partly tiled walls, breakfast bar area, extractor hood and radiator. spaces for refrigerator, cooker and washing machine. Door to outside.

**Bedroom One:** 14' 1" x 10' 8" (4.28m x 3.25m) dual aspect windows, radiator.

**Bedroom Two:** 10' 8" x 8' 4" (3.25m x 2.54m) radiator



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.

**Bathroom:** 10' 8" x 8' 4" (3.25m x 2.54m) 'Jack and Jill' serving both bedrooms. Roll top bath on feet with shower attachment, pedestal wash hand basin with tile splashback, low flush w.c., fully tiled shower cubicle with shower off mains, heated towel rail.

**Council Tax Band 'D' EPC Rating 57|D:**

**Tenure:** We are informed that the property is freehold with vacant possession upon completion.

**Directions:** From Ellesmere proceed along the Grange Road (A528) after approximately one mile turn right onto Ellesmere Lane, after approximately 4 miles you will enter the village of Penley. Proceed

along Ellesmere Lane taking the second turning left into Tudor Avenue where after a short distance No: 3 will be identified on the left-hand side.

**What3Words:///notion.contracting.splendid:**

**Viewing & Further Information:** For further information or to arrange a viewing please contact the sole selling agents Ellesmere Office (01691) 622534

**Local Authority:** Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY. Tel: 01978 292000



3, Tudor Drive, Penley, LL13 0JN



Total Area: 89.1 m<sup>2</sup> ... 959 ft<sup>2</sup>

All measurements are approximate and for display purposes only





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