

BOWEN

PROPERTY SINCE 1862



Asking Price £260,000

4 Oakfield, Bowers Road, Acrefair,
Wrexham LL14 3TZ

🏠 3 Bedrooms

🚿 1 Bathroom

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General Remarks

Offered for sale with the benefit of NO ONWARD CHAIN, this self-build three double bedroom detached bungalow stands within a corner plot tucked away on a small cul-de-sac of just four properties. The property has double glazed windows throughout and there is a "Worcester" combination boiler in the utility room. The double garage to the side of the property is another major selling point. Internally the property briefly comprises an entrance hallway, dual aspect living room, kitchen diner, utility room, main bedroom, two further bedrooms and a family bathroom complete with a white suite. EPC Rating - Awaited.

Accommodation

Entrance Hallway: Wooden glazed door and window to the front elevation. Two radiators. Attic hatch. Slate floor.

Living Room: 18' 6" x 13' 0" (5.65m x 3.95m) PVCu double glazed window to the rear elevation. Wood-effect double glazed French doors to the side elevation. Two radiators. Open fireplace with feature surround. Wood-effect flooring. Beamed ceiling.

Kitchen Diner: 18' 6" x 9' 5" (5.65m x 2.87m) PVCu double glazed windows to the side elevation. Wall and base units with complementary wooden work-tops. One-and-a-half-bowl stainless steel sink and drainer unit with mixer tap. Integral gas hob. Cooker hood. Integral oven. Space for fridge freezer. Wall tiling. Tiled floor. Radiator. Beamed ceiling.

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.

Utility Room: 9' 1" x 5' 6" (2.76m x 1.67m)
Wooden glazed door to the rear elevation.
Work-top. Plumbing for washing machine.
Space for tumble dryer. Radiator. Tiled floor.
"Worcester" combination boiler.

Bedroom 1: 11' 9" x 11' 3" (3.57m x 3.42m)
PVCu double glazed window to the side elevation. Radiator. Coved ceiling.

Bedroom 2: 11' 9" x 11' 3" (3.58m x 3.43m)
PVCu double glazed window to the rear elevation. Radiator. Coved ceiling.

Bedroom 3: 9' 9" x 9' 5" (2.98m x 2.87m) PVCu double glazed window to the front elevation. Radiator. Wood-effect flooring. Coved ceiling.

Bathroom: 9' 10" x 9' 1" (2.99m x 2.77m) PVCu double glazed window to the rear elevation. White four piece suite comprising a panelled bath, shower cubicle, pedestal wash hand basin and low level w.c. Wall tiling. Tiled floor. Radiator. Coved ceiling.





Outside: Externally there is a gravelled driveway to the side of the property which provides Off-Road Parking leading up to the Detached Double Garage. The front and rear gardens have been gravelled for ease of maintenance but the main garden can be found to the other side of the bungalow and combines a lawned section flanked by planted beds.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired combination boiler situated in the Utility Room.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 62|D.

Council Tax Band: The property is valued in Band "D".

Directions: For satellite navigation purposes use the post code LL14 3TZ. From Castle Street pass over the Dee Bridge turning right into the Wrexham Road. Leave Llangollen past the Medical Centre and continue into Trevor. After passing down into a dip, continue up the hill on the Llangollen Road and take a left-hand turning into Chapel Street just after The Eagles Inn. At the end of the road turn into Bowers Road and then take a left past the purpose-built flats and then left again onto the lane. As the lane bends to the left, the property will be observed on the right-hand side of the cul-de-sac.



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Ground Floor

Approx. 115.5 sq. metres (1243.6 sq. feet)



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