

BOWEN

PROPERTY SINCE 1862



Asking Price £330,000

🏠 4 Bedrooms 🚿 2 Bathrooms

10 Trem yr Eglwys,
Wrexham LL13 7QE

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General Remarks

A modern four bedroom detached family house (main bedroom en-suite) situated on the fringe of the City close to the parkland surrounding Erddig National Trust. The property is fully double glazed and gas centrally heated from a modern boiler, whilst to the rear the accommodation has been extended with a glazed and hard-roofed sun lounge. The internal accommodation has been re-modelled to provide a more open plan layout, which features a modern kitchen to dining and living spaces. The property offers flexible accommodation with either a ground floor bedroom or study. Ample parking. Low maintenance gardens. EPC Rating – 61|D.

Accommodation

Reception Hall: 10' 6" x 6' 11" (3.21m x 2.10m)

Approached through a double glazed door having lead-lighted and rose-patterned stained glass reveal. Matching double glazed side window. Tiling to floor. Smoke alarm. Door-chimes. Ceiling spot-lights.

Inner Hall to:

Study/Ground Floor Bedroom: 13' 5" x 7' 7" (4.10m x 2.32m) Two double glazed windows. Radiator.



Cloakroom: 6' 10" x 5' 8" (2.09m x 1.73m) Fitted with a modern two piece suite comprising a concealed flush w.c. and adjoining vanity wash hand basin. Double glazed window. Full tiling to walls with contrasting tiles above and below having central border. Radiator. Door off Inner Hallway to Garage (see later).

Kitchen and Dining Room: 20' 2" x 11' 5" (6.15m x 3.48m) Fitted with a range of high gloss cream toned flush-fitting laminate fronted units with curved feature base storage cupboards set beneath laminate oak-block effect topped work surfaces having inset stainless steel single drainer sink unit. Range of matching suspended wall cupboards featuring built-in "Neff" eye-level electric oven and grill. "Neff" inset electric halogen hob. Double glazed window. Tiling to work areas. Laminate timber-effect flooring and radiator to Dining Area having a sliding double glazed patio door to the Sun Room.

Sun Lounge: 16' 3" x 9' 7" (4.96m x 2.91m) Constructed with double glazed elevations above a brick plinth having solid roof, externally tile-clad.

Lounge: 19' 7" x 12' 10" (5.97m x 3.90m) Brick fireplace with open fire having feature canopy above the fire opening and matching side plinths. Two wall-light points. Television aerial point. Telephone point. Two wall-light points.

On The First Floor:

Landing: Radiator. Double glazed window.

Bedroom 1: 11' 11" x 10' 8" (3.64m x 3.25m) Fitted with two double wardrobes having bridging blanket cupboards above recess for double bed. Radiator. Double glazed window.

En-Suite Bathroom: 8' 0" x 7' 7" (2.45m x 2.31m) Fitted with a three piece suite comprising a close flush w.c., pedestal wash hand basin and panelled bath. Half tiling to walls with border tiling. Double glazed window. Radiator.

Bedroom 2: 12' 8" x 11' 9" (3.87m x 3.59m) Double glazed windows to front and rear elevations. Radiator.

Bedroom 3: 8' 6" x 8' 4" (2.60m x 2.54m) Radiator. Double glazed window.

Shower Room: 8' 7" x 4' 10" (2.61m x 1.48m) Fitted with a three piece suite comprising a close flush w.c., pedestal wash hand basin and shower tray with thermostatic shower fitted above. Radiator. Double glazed window.

Outside: The property occupies a level rectangular-shaped plot having ample Parking to the front elevation leading to the Integral Garage 5.58m x 2.95m fitted with an up and over door, electric light and power. Wall mounted "Worcester" replacement condenser central heating boiler. The front garden has low maintenance gravel flower beds with deep flanking shrubbery border. There is a further flower border surrounded by slate shingle to the middle of the front garden, whilst a concrete pathway leads to the front door. At the side elevation there are secure gates to the rear garden, which affords a considerable degree of privacy. The rear has a paved Patio leading to raised gravel-bed garden having stocked planted borders. There is a timber Store Shed and a Drying Area.

Services: All mains services are connected subject to statutory regulations. The central heating is effected by the "Worcester" gas-fired condensing boiler situated in the Garage.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

Council Tax Band: The property is rated in Band "F".





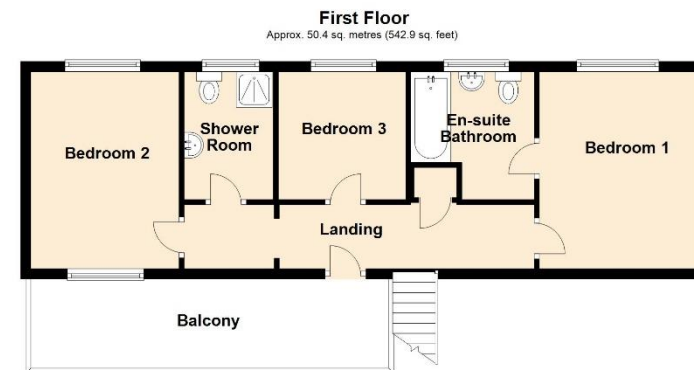
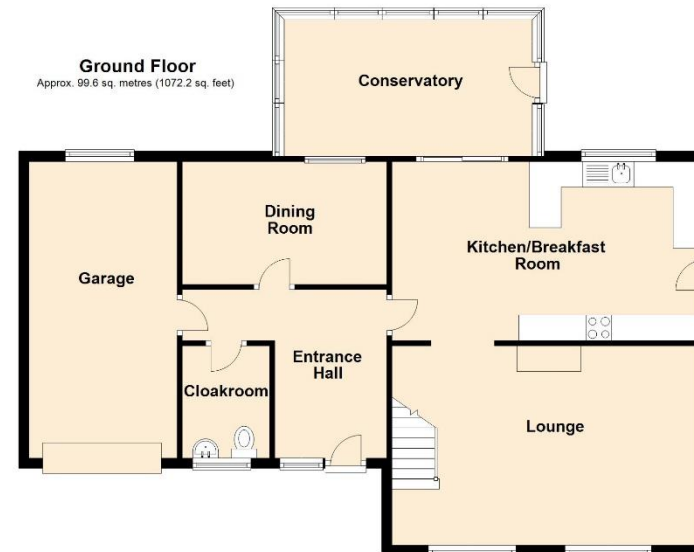




Directions: From the Agents Wrexham Offices proceed up Regent Street to the traffic lights at which turn left onto Bradley Road. Continue ahead at the roundabout and at the traffic lights continue ahead onto Victoria Road. At the next roundabout at the junction with Fairy Road continue straight across onto Fairy Road passing through the Conservation Area before turning right onto Sontley Road. Pass St. Josephs School and on past The Squire Yorke Public House before taking the right-hand turning onto Ffordd Glyn. Continue and eventually bear right onto Trem yr Eglwys, when the property will be observed on the right-hand side.

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