

BOWEN

PROPERTY SINCE 1862



Asking Price £110,000

17 Coopers Close, Wrexham LL13 9EN

🏠 2 Bedrooms

🚿 1 Bathroom

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General Remarks

Situated in a quiet cul-de-sac on the fringe of the city, the property is within easy walking distance from the local Convenience Store and the bus network. This ground floor two double bedroom apartment should appeal to someone looking to down-size and boasts a spacious lounge as well as a modern style kitchen/breakfast room and a bathroom complete with a white suite. With double glazing throughout and a "Worcester" combination boiler, the property also benefits from off-road parking and a lawned garden. NO CHAIN. EPC Rating – 70|C.

Location: The property is tucked away down a quiet cul-de-sac within easy walking distance of the local Convenience Store and the bus route. Acton Park is only a short distance away as are the parade of Shops on Rhosnesni Lane and Borrass Park Road. The city centre and the nearest access-point onto the A483 are approximately one mile away.



Accommodation

Entrance Hallway: PVCu double glazed door and window to the front elevation. Radiator. Airing cupboard. Storage cupboard.

Living Room: 13' 11" x 11' 11" (4.24m x 3.63m) PVCu double glazed window to the front elevation. Electric fire with feature surround. Dado rail. Radiator.

Kitchen/Breakfast Room: 11' 10" x 10' 11" (3.60m x 3.32m) PVCu double glazed door and window to the rear elevation. Wall and base units with complementary work surfaces. Stainless steel sink and drainer unit with mixer tap. Space for cooker. Plumbing for washing machine. Space for fridge freezer. Breakfast bar. Wall tiling. Wood-effect flooring. Radiator. Cupboard housing the "Worcester" combination boiler.

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Your home may be repossessed if you do not keep up repayments on your mortgage

Bedroom 1: 11' 11" x 11' 0" (3.64m x 3.35m) PVCu double glazed window to the front elevation. Radiator.

Bedroom 2: 10' 9" x 8' 2" (3.28m x 2.48m) PVCu double glazed window to the rear elevation. Radiator.

Bathroom: PVCu double glazed window to the rear elevation. White three piece suite comprising a panelled bath with shower over, pedestal wash hand basin and low level w.c. Radiator. Wall tiling. Wood-effect flooring.



Outside: Externally there is Off-Road Parking to the rear of the property along with Two Storage Sheds. To the front of the property there is a private lawned garden.

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 combination boiler situated in the Kitchen.

Tenure: 125 year lease from the 10th October 1988 (90 years left). There is a Service Charge of £16.40 P/A, a Ground Rent of £10 P/A and an Insurance Charge of £110.65 P/A. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

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

Directions: From the Agents Wrexham Offices proceed up Regent Street to the traffic lights at which turn right into Grosvenor Road. At the roundabout continue ahead turning immediately left thereafter into Grove Road. At the traffic lights turn left into Chester Road and at the roundabout turn right onto Rhosnesni Lane. Continue and pass over the mini-roundabout and past the shops to the traffic-calming measures. Bear left onto Borrass Road and at the roundabout turn right onto Dean Road. Continue and take the right-hand turning into Coopers Close. At the junction turn left and as the road bends to the right, the property will be observed right in front of you.

Ground Floor

Approx. 62.2 sq. metres (670.0 sq. feet)



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.