

BOWEN

PROPERTY SINCE 1862



Asking Price £207,000

🏠 3 Bedrooms 🚿 1 Bathroom

12 Elwyn Drive, Marchwiel,
Wrexham LL13 0PY

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General Remarks

A beautifully presented three bedroom semi-detached bungalow in this popular village location. The property features two reception rooms, a spacious lounge and a dining room, which opens to the fitted kitchen. There is a refitted shower room and full sealed unit double-glazing and a modern central heating boiler. The property is set in well-tended gardens that afford privacy with lawn and patios. To the front there is parking to an integral garage. Viewing recommended. EPC Rating – 62|D.

Accommodation

Entrance Hall: Approached through an oak effect double glazed door. Full height double glazed side panels. Central heating thermostat. Radiator. Cloaks cupboard off containing modern wall mounted "Worcester" gas fired central heating boiler.



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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.

Lounge: 17' 10" x 11' 11" (5.43m x 3.64m) Radiator. Double glazed window. Two wall-light points. Television aerial point. Coved finish to ceiling.

Inner Hallway: Smoke detector. Loft access-point to insulated roof space,. Fitted loft ladder.

Dining Room: 9' 11" x 8' 8" (3.02m x 2.64m) Radiator. Double glazed window. Coved finish to ceiling. Smoke alarm.

Kitchen: 10' 10" x 8' 8" (3.31m x 2.63m) Fitted with cream toned laminate fronted units having oak finished trimmings comprising stainless steel single drainer sink unit set into a range of base storage cupboards including drawer pack set beneath laminate-topped work surfaces. Space with plumbing for automatic washing machine. Space for tumble dryer. Space for cooker. Space and housing for upright fridge/freezer. Matching ranges of suspended wall cupboards having pelmet and cornice detailing and open corner shelving together with fitted extractor hood above cooker. Double glazed window. Oak-effect double glazed stable-type back door. Radiator.

Bedroom 1: 13' 0" x 10' 6" (3.95m x 3.19m) Radiator. Double glazed window.

Bedroom 2: 10' 0" x 9' 10" (3.04m x 3.00m) Radiator. Double glazed window.

Bedroom 3: 8' 10" x 8' 8" (2.70m x 2.64m) Radiator. Double glazed window. Television aerial point.

Shower Room: 6' 0" x 5' 6" (1.84m x 1.68m) Refitted with a modern three piece white suite having a range of chrome-finished fittings comprising close flush w.c., semi-pedestal wash hand basin and corner shower tray having mains powered shower fitted above. Full tiling to walls with aqua-sheet finish to shower area. Double glazed window. Heated towel rail.

Outside: To the rear, the garden affords a considerable degree of privacy with a paved Patio Area leading to a raised lawned garden, the whole of which is bounded by timber fencing. Cold water tap. To the rear corner there is a feature Patio with gravel insert, whilst to the side there is a gated access and pathway. To the front elevation there are twin Car Parking Spaces with central ornamental shrubbery borders. The left-hand driveway leads to the Integral Garage 5.38m x 2.57m fitted with up and over door, electric light and power.

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





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Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

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

Directions: Leave Wrexham city centre on the A525 Whitchurch Road continuing through Kingsmills and eventually past Bryn y Grog into the village of Marchwiell. Upon entering the village take the second turning left onto Elwyn Drive and continue until the property is observed on the right-hand side.



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