

# BOWEN

PROPERTY SINCE 1862



Offers in the region of £275,000

3 Bedrooms 2 Bathrooms

16 St. Andrews Crescent, The Fairways,  
Wrexham LL13 9GY



# 16 St. Andrews Crescent, The Fairways, Wrexham LL13 9GY

## General Remarks

This property was built about twenty years ago and forms one of the popular "Fairways" development off Holt Road. It comprises a canopy porch; hall; 'through' lounge diner with oak finish laminate flooring and patio doors to the rear garden; kitchen with light timber effect laminate fronted units incorporating an electric oven, gas hob and dishwasher; utility room. Landing to three bedrooms, the smallest 11'1" x 8'4", one en-suite shower room and a bathroom. The house is gas centrally heated from a "Worcester" combi boiler and PVCu double glazing is installed. Outside there is a part integral garage and landscaped level gardens to front and rear. EPC Rating - 67|D.

**Location:** The property stands within the popular now established 'Fairways' development off Holt Road. Local amenities within a few hundred yards include a Post Office; choice of Convenience Stores; Borras Park Primary School; a Pub and Wrexham Golf Club. Gresford roundabout is easily accessed by the Llanypwll link road which provides speedy dual carriageway access to the Wrexham Industrial Estate and Chester (11 miles) via the A483.



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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.

## Accommodation

**Constructed:** of brick-faced external cavity walls beneath a tiled roof

### On The Ground Floor:

**Canopy Porch:** Part double glazed security door to:

**Entrance Hall:** 4' 10" x 3' 8" (1.47m x 1.12m) to the foot of the staircase. Oak finished laminate flooring. Smoke alarm. Door chimes. Central heating thermostat.

**Lounge Diner:** viz:

**Lounge:** 13' 8" x 10' 10" (4.16m x 3.30m) Coved ceiling. Radiator. Four double power points. Television and satellite aerial points. Oak finished laminate flooring flowing through an archway to:

**Dining Room:** 10' 3" x 8' 6" (3.12m x 2.59m) Radiator. Two double power points. Aluminium framed sliding double glazed patio doors to rear garden.

**Breakfast Kitchen:** 10' 1" x 9' 8" (3.07m x 2.94m) Fitted light timber effect laminate fronted units including a single drainer one and a half bowl stainless steel sink inset into a range of three doored base units, including one corner cabinet, and one drawer pack with extended work surfaces beneath which there is a built under electric oven and integrated dishwasher. Inset gas hob with stainless steel backing and chimney style extractor above. Three doored wall cabinets. Under stairs store. Radiator. Electric cooker point, two double and two single power points exposed with concealed spurs for appliances.

**Utility Room:** 5' 9" x 4' 11" (1.75m x 1.50m) Single drainer stainless steel sink inset into a single base unit with extended work surfaces beneath which there is plumbing for a washing machine and space for a dryer. Wall cabinet and open shelving. Double power point exposed with concealed spurs for appliances. Radiator. Tiled splash-backs.

**Cloakroom:** 4' 11" x 4' 0" (1.50m x 1.22m) Fitted two piece white suite comprising a close coupled dual flush WC and corner wall mounted wash basin with tiled splash-back. Radiator.

### On The First Floor:

**Landing:** 6' 3" x 4' 11" (1.90m x 1.50m) Loft access point. Single power point. Cylinder cupboard.

**Bedroom 1:** 13' 0" x 11' 2" (3.96m x 3.40m) Radiator. Three double power points.

**En Suite Shower Room:** 6' 3" x 5' 5" (1.90m x 1.65m) maximum. Fitted three piece white suite comprising a close coupled dual flush w.c., vanity wash hand basin with tiled splash-backs and recessed shower tray with folding screen door, waterproof boarded walls and mains thermostatic shower fitting. Radiator. Electric shaver point.

**Bedroom 2:** 15' 6" x 9' 4" (4.72m x 2.84m) Radiator. Three double power points.

**Bedroom 3:** 11' 1" x 8' 4" (3.38m x 2.54m) Two double power points. Radiator.

**Bathroom:** 7' 9" x 5' 9" (2.36m x 1.75m) Fitted three piece white suite comprising a panelled bath with shower mixer taps and screen above; pedestal wash hand basin and close coupled dual flush w.c. Radiator. Part tiled walls. Extractor fan

**Outside:** Lawned front garden with corner flower bed and tarmac drive leading to a part integral GARAGE 17'3" x 9'9" maximum (5.25m x 2.97m) with metal up and over door, electric light and power points, wall mounted "Worcester" gas combi boiler and side personal door. Gated side path to the level rear with an Indian stone flagged seating area with lawns and stocked borders. Outside tap.





**Directions:** For satellite navigation use LL13 9GY. Leave the inner ring road by the Swimming Baths between Asda and Tesco continuing down Holt Road to the roundabout by The Greyhound Inn, at which proceed straight across. After the pelican crossing take the first right onto St. Andrews Crescent. The property will be seen after about 150 yards on the right.

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

**Tenure:** Freehold. Vacant Possession on Completion.

**Note:** Certain fitted floor and window coverings are available by negotiation.

**Viewing:** By prior appointment with the Agents.

**Council Tax Band:** The property is valued in Band "E".

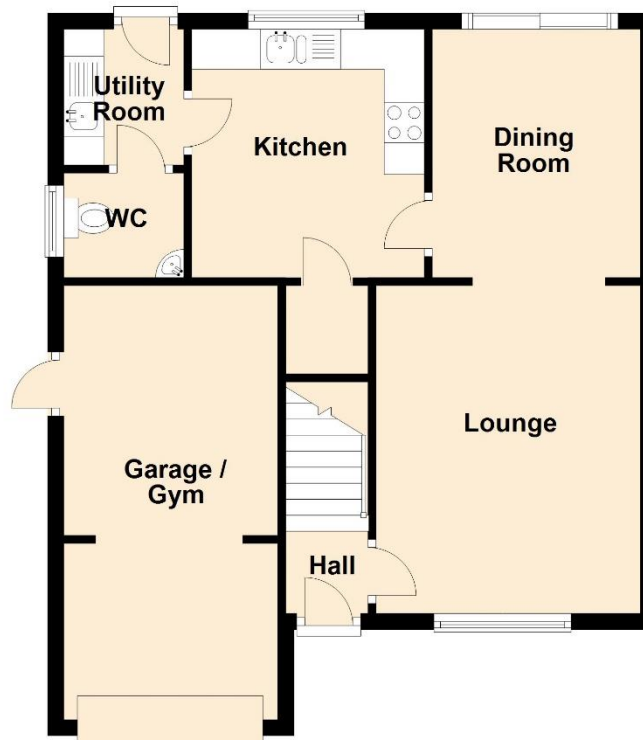






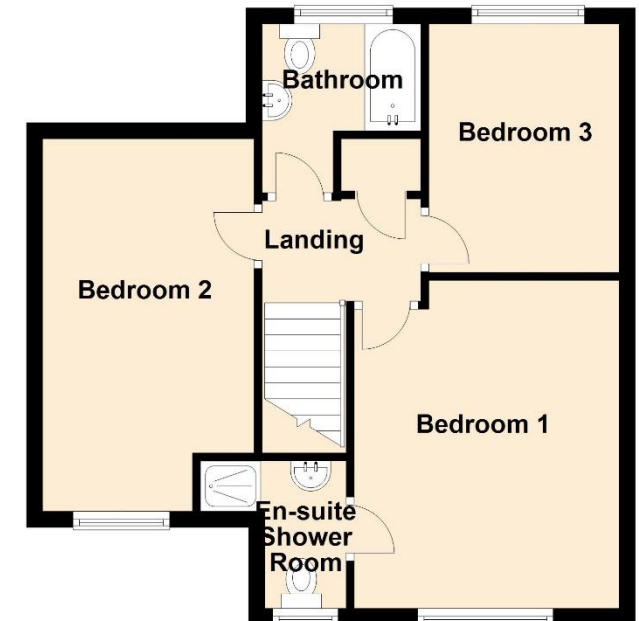
## Ground Floor

Approx. 56.1 sq. metres (603.6 sq. feet)



## First Floor

Approx. 45.2 sq. metres (487.0 sq. feet)



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your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

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