

# BOWEN

PROPERTY SINCE 1862



Offers in the region of £365,000

3 Bedrooms 1 Bathroom

56 Haytor Road, Wrexham LL11 2PU

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### General Remarks

This superbly presented property is literally ready to walk into. It occupies a level plot extending to approximately 0.21 acres ideally suited for a young family. The existing extended accommodation with potential for further enlargement comprises an entrance vestibule; hall; sitting room; lounge diner with picture window overlooking the rear garden; conservatory; 17'6" breakfast kitchen; utility room and w.c. Upstairs the landing gives access to three bedrooms and a refitted fully tiled four piece bathroom with separate 1200 mm shower. The house is gas centrally heated from a modern "Worcester" combi boiler and full PVCu double glazing with matching fascias is installed. The plot is one of THE OUTSTANDING features of the property. At the front a gated pavier drive gives access to a lawn and an attached GARAGE and ample secondary parking. Gated side path to the large mainly lawned rear garden providing a football field for the kids or chipping ground for dad. VIEWING RECOMMENDED. EPC Rating - 62|D.



**Location:** The property is situated just off Chester Road close to the boundary of Acton, Garden Village and Croes Eneurys districts. There are a choice of day to day shopping facilities available within the Garden Village Shopping Parade about 400 yards away, whilst the Chester Road, with its usually quarter-hourly bus service to Wrexham Centre (half a mile) and Chester, is a similar distance. Gresford roundabout is less than half a mile from where there is dual carriageway access to Chester (11 miles) and the motorway network.

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

#### Accommodation

#### On The Ground Floor:

**Entrance Vestibule:** 6' 5" x 2' 10" (1.95m x 0.86m) Approached through a composite security door with double glazed side reveals. Quarry tiled floor. Glazed door and side reveals to:

**Entrance Hall:** 14' 0" x 6' 5" (4.26m x 1.95m) including staircase leading off. Polished woodblock floor. Radiator. Master telephone point. Double power point. Deep coved ceiling. Panelled oak doors leading off to:

**Sitting Room:** 14' 6" x 11' 10" (4.42m x 3.60m) and 10' 4" (3.15m). Living flame electric fire to a limestone-effect fireplace surround. Polished oak woodblock floor. Three double power points. Television aerial point. Radiator. Two wall-lights.

**Breakfast Kitchen:** 17' 6" x 8' 4" (5.33m x 2.54m) and 7' 6" (2.28m). The Kitchen Area is fitted with cream toned high gloss laminate fronted units including a single drainer one-and-a-half-bowl ceramic sink inset into a total of nine-doored base units including two rounded end cupboards and one corner cabinet, one drawer pack and slot-in cooker space with gas cooker point. Five double power points, one with USBs. Electric cooker point. Two pendant light points. Ceramic tiled splash-back. Wood laminate floor. Part double glazed PVCu framed external door. Understairs storage cupboard. Radiator. Wall mounted "Worcester" gas-fired boiler.

**Lounge Diner:** viz:

**Lounge:** 13' 0" x 9' 5" (3.96m x 2.87m) Living flame electric fire to a limestone-effect fireplace surround. Polished woodblock floor. Deep coved ceiling. Arched display alcove. Radiator. Television aerial point. Four double power points. "Bosch" remote-control "Hive-type" central heating control unit. Square opening to:

**Dining Room:** 11' 10" x 7' 7" (3.60m x 2.31m) Picture window overlooking the rear garden. Radiator. Two single power points. Double Georgian-style part glazed doors and matching side reveal to:

**Conservatory:** 13' 7" x 9' 2" (4.14m x 2.79m) Of PVCu framed double glazed construction over a cavity brick plinth with a pitched polycarbonate roof. Radiator. Ceramic tiled floor. Three double power points. French windows to garden.









**Utility Room:** 8' 3" x 7' 0" (2.51m x 2.13m) including Cloakroom. Fitted single drainer stainless steel sink unit inset into a work surface with plumbing beneath for a washing machine and a suspended double wall cabinet above. Drawer pack. Radiator. Two double and one single power points. Part double glazed PVCu framed external door and window.

**Cloakroom:** Fitted with a close coupled white suite. Radiator.

#### **On The First Floor:**

**Landing:** Loft access-point. Smoke alarm. Single power point. Linen cupboard with fitted shelving and radiator.

**Bedroom 1:** 12' 3" x 12' 0" (3.73m x 3.65m) maximum into alcove with fitted dressing table and to the face of a range of seven-doored pine finished wardrobes. Radiator. Wall-lights. Television aerial point. Telephone point. Four double power points.

**Bedroom 2:** 11' 8" x 9' 6" (3.55m x 2.89m) Radiator. Coved ceiling. Garden view. One double power point.

**Bedroom 3:** 12' 0" x 11' 10" (3.65m x 3.60m) maximum and 7' 9" (2.36m). L-shaped with part restricted head-room. Radiator. Two double power points.

**Bathroom:** 9' 8" x 4' 9" (2.94m x 1.45m) Refitted with a four piece white and chrome suite comprising a twin-grip bath with mixer tap, vanity wash hand basin with monobloc mixer tap attachment, close coupled dual flush w.c. and 1200 mm shower tray with screen enclosure and mains thermostatic shower. Contrasting grey toned full tiled walls. Laminate flooring. Chrome ladder radiator. Electric shaver point.

**Outside:** A gated pavier Drive and Hardstanding to the side of the property providing Parking for several vehicles also gives access to the attached Garage 17'4" x 8'5" (5.28m x 2.56m) fitted with an electric up and over door, quarry tiled floor and electric light and power points. Lawned front garden with shrubbery surround. Gated side path to one side opening to a rear flagged Patio with aluminium framed Greenhouse leading on to a large predominantly lawned garden beyond with fenced, shrub and tree borders and Shed. Outside tap and lighting system.

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

The property is wired for a BT telephone system.  
A security camera system is installed.

**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 "F".

**Directions:** For satellite navigation use the post code LL11 2PU. From the city centre proceed on Chester Road passing through Acton and Garden Village until eventually turning left onto Egerton Walk directly opposite The Acton Pub. Proceed to the next "T" junction at which turn left into Haytor Road when No. 56 will be seen after about 75 yards on the left.



