

# BOWEN

PROPERTY SINCE 1862



Asking Price £220,000

2 Plas Madoc, Overton,  
Wrexham LL13 0ER

🏠 3 Bedrooms

🚿 1 Bathroom

## 2 Plas Madoc, Overton, Wrexham LL13 0ER



### General Remarks

Extended in the form of a long front porch and a conservatory to the rear, this immaculately presented three bedroom semi-detached house occupies a cul-de-sac location just a few minutes' walk from the centre of the village. Maintained to a high standard by the current owners, the property benefits from double glazing throughout and a modern combination boiler. With a driveway to the front elevation and a low maintenance rear garden, the property briefly comprises an entrance porch; hallway; dual aspect living room with feature wood-burner; kitchen/diner which is split into two sections; conservatory; landing; main bedroom; two further bedrooms; shower room and a separate w.c. The property is offered for sale with NO ONWARD CHAIN. EPC Rating – 68|D.

**Location:** The property is situated in the popular village of Overton on Dee which offers excellent local amenities including a Primary School, Doctor's Surgery, Village Shops (including an award winning Butchers) and Parish Church. Whilst enjoying this popular rural location, the village is only 6.5 miles from Wrexham and 6 miles from Ellesmere - both of which have a good range of amenities. The property is also conveniently located for easy commuting to Chester and Shrewsbury.

## Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

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

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.

BOWEN

1 King Street Wrexham LL11 1HF

SINCE 1862

01978 340000 | [bowen.uk.com](http://bowen.uk.com) | [wrexhamsales@bowen.uk.com](mailto:wrexhamsales@bowen.uk.com)



## Accommodation

### On The Ground Floor:

**Entrance Porch:** PVCu double glazed windows and door to the front elevation. Tiled floor.

**Hallway:** Wood glazed door to the front elevation. Radiator.

**Living Room:** 17' 11" x 10' 4" (5.46m x 3.16m)  
PVCu double glazed window to the front elevation. Double glazed patio doors to the rear elevation. Two radiators. Laminate flooring. Feature wood-burner with hearth.

### Kitchen/Diner Viz:

**Kitchen Area:** 13' 5" x 10' 0" (4.09m x 3.06m)

Two PVCu double glazed windows to the rear elevation. Double glazed door to the rear elevation. Cream wall and base units with complementary wood-effect work surfaces. Stainless steel sink and drainer unit with mixer tap. Space for fridge freezer. Space for freezer. Wall tiling. Tiled floor.





**Diner Area:** 7' 4" x 6' 11" (2.24m x 2.12m) PVCu double glazed window to the front elevation. Cream wall and base units with complementary wood-effect work surfaces. Gas point for cooker. Wall tiling. Tiled floor. Radiator.

**Conservatory:** 13' 4" x 7' 9" (4.07m x 2.35m) Double glazed windows to the side and rear elevations. Wood double glazed French doors to the rear elevation. Wall and base units with complementary wood-effect work surfaces. Tiled floor.

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

**Landing:** PVCu double glazed window to the rear elevation. Radiator. Attic hatch.

**Bedroom 1:** 10' 5" (plus entrance way) x 9' 2" (3.18m x 2.80m) PVCu double glazed window to the front elevation. Radiator. Storage cupboard.

**Bedroom 2:** 11' 11" x 9' 0" (3.64m x 2.74m) PVCu double glazed window to the front elevation. Radiator. Storage cupboard. Cupboard housing a "Worcester" combination boiler.

**Bedroom 3:** 8' 5" x 7' 7" (2.57m x 2.30m) PVCu double glazed window to the rear elevation. Radiator. Built-in storage. Storage alcove.

**Shower Room:** 5' 7" x 4' 10" (1.70m x 1.48m) PVCu double glazed window to the rear elevation. White two piece suite comprising a double shower cubicle and pedestal basin. Fully tiled walls. Heated towel rail.

**Separate WC:** PVCu double glazed window to the rear elevation. Low level w.c. Coved ceiling.

**Outside:** Externally there is a driveway to the front of the property providing Off-Road Parking along with a lawned section. The low maintenance rear garden combines a paved Patio leading off both the conservatory and living room, and a gravelled section bordered by fencing and mature hedging.

**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-fired combination boiler situated in a cupboard in the second bedroom.

**Tenure:** Freehold. Vacant Possession on Completion. NO CHAIN.

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



A property business  
steeped in heritage  
with a forward  
thinking outlook.

[bowen.uk.com](http://bowen.uk.com)

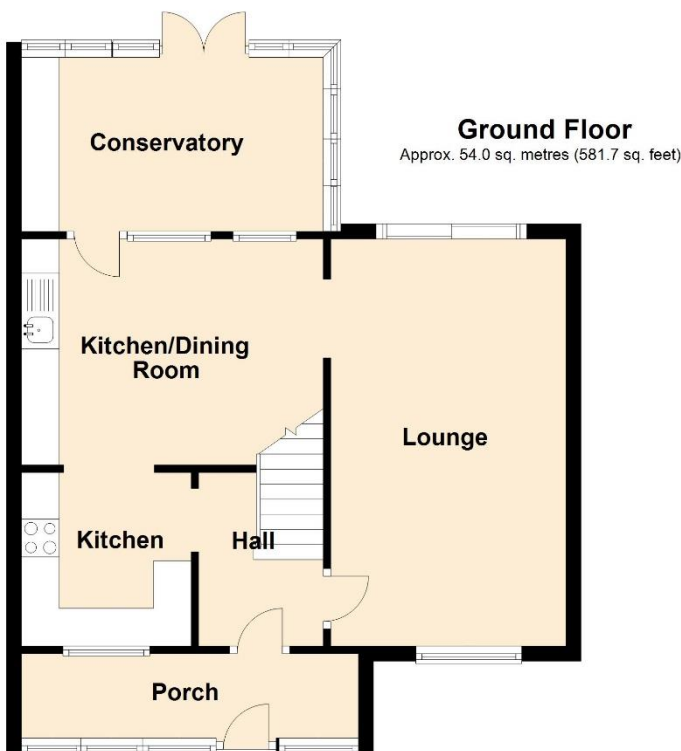
**Council Tax Band:** The property is valued in Band "C".

**Directions:** For satellite navigation use the post code LL13 0ER. Proceed out of Wrexham on the A525 through Hightown and upon entering the village of Marchwiell take the first turning on the right after The Red Lion Public House onto the A528. At the roundabout take the second exit and continue on the A528 until entering the village of Overton on Dee. Proceed along the High Street and as the road bends to the left, take the first left into Church Road and then turn right into St. Mary's Avenue. Plas Madoc is then the first turning on the left and the property will be observed on the left-hand side of the cul-de-sac.

## Get the most out of 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.

[bowen.uk.com](http://bowen.uk.com)



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.