

BOWEN

PROPERTY SINCE 1862



Offers in the region of £310,000

37 The Homestead, Wrexham, LL14 4HQ

3 Bedrooms 1 Bathroom

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General Remarks

This modern detached bungalow stands on a corner plot within a popular now established residential development off Bersham Road on the fringe of the city. The well-proportioned accommodation comprises an entrance hall; cloakroom; dining hall; full-width lounge; breakfast kitchen with electric oven and gas hob; inner hall to three bedrooms and a tiled bathroom with four piece coloured suite. The bungalow is gas centrally heated and has PVCu double glazed windows with matching fascias and soffits. Outside a sweeping coloured concrete drive has separate access and egress points providing parking for several cars and access to an attached garage with electric door. NO CHAIN. EPC Rating – 54|E.

Location: The property occupies a corner plot close to the entrance to a popular cul-de-sac development on the westerly fringe of the city. Local amenities include Ysgol Clywedog Secondary School and Morrisons Supermarket. The city centre is about a mile away and the village of Bersham a similar distance and which has a choice of Hostelrys.



BOWEN

1 King Street Wrexham LL11 1HF

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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 and cement rendered external walls beneath a tiled roof.

Entrance Hall:

Cloakroom: 7' 0" x 4' 3" (2.13m x 1.29m) Fitted two piece suite comprising a vanity wash hand basin and close coupled w.c.

Dining Hall: 10' 7" x 10' 1" (3.22m x 3.07m) excluding recess. Radiator. Four double power points. Door-chimes. Sliding aluminium framed double glazed patio doors to the rear garden.

Breakfast Kitchen: 16' 0" x 8' 7" (4.87m x 2.61m) Fitted with pale green toned units comprising a double drainer stainless steel sink inset into ranges of nine-doored base units and one drawer pack with extended work surfaces, beneath which there is plumbing for a washing machine, a slimline dishwasher and an electric single oven. Inset gas hob with an integrated extractor hood above set between a total of eleven-doored suspended wall cabinets. Radiator. Three double and two single power points. PVCu framed double glazed door and picture window to the rear garden. Fully tiled walls.

Hallway: 14' 3" x 4' 1" (4.34m x 1.24m) Picture window overlooking the rear garden. Radiator. Single power point. Airing cupboard with immersion heater fitted to the pre-lagged hot water cylinder. Central heating thermostat.

Lounge: 18' 2" x 12' 4" (5.53m x 3.76m) Picture window to one side and sliding patio doors to the other. Open living flame coal effect gas fire to a quartz stone fireplace surround. Radiator. Coved ceiling. One double and two single power points. Television and satellite aerial points.

Inner Hall: 10' 9" x 5' 1" (3.27m x 1.55m) Loft access-point. Radiator. Double power point.

Bedroom 1: 14' 4" x 9' 2" (4.37m x 2.79m) to the face of a range of six-doored fitted wardrobes. Coved ceiling. Two double and one single power points. Adjustable television shelf and aerial. Dual aspect with windows to the front and side.

Bedroom 2: 13' 8" x 10' 4" (4.16m x 3.15m) including ranges of five-doored wardrobes, dressing table unit and double bed recess. Separate full-depth range of mirror-fronted wardrobes. Radiator. Power point.

Bedroom 3: 10' 6" x 7' 5" (3.20m x 2.26m) including a fitted corner range of four-doored wardrobes and dressing table unit. Radiator. Double power point.

Bathroom: 10' 6" x 7' 1" (3.20m x 2.16m) Fitted four piece coloured suite comprising a twin-grip bath with an "AKAW" electric shower above, pedestal wash hand basin, close coupled w.c. and bidet. Electric shaver point. Fully tiled walls.

Outside: A coloured concreted driveway sweeps across the front of the bungalow from front to side and provides Parking for several vehicles and access to the attached Garage 17'10" x 8'7" (5.43m x 2.61m) fitted with an electric up and over door, electric light and power points, rear personal door and wall mounted "Glow-Worm" gas-fired central heating boiler. The remainder of the front garden is lawned with specimen shrubs and is well screened from the roadway by a conifer hedgerow. At the rear there is a flagged Patio and lawn with shrubbery surround.





Directions: For satellite navigation use the post code LL14 4HQ. From the Agent's City Centre Offices proceed up Regent Street to the traffic lights and turn left into Bradley Road passing the Cats Protection Facility. At the roundabout continue ahead and at the traffic lights turn right onto Ruthin Road. Leave the city past Morrisons Supermarket and continue past Ysgol Clywedog (Clywedog School) and take the next left onto Homestead Lane. At the end of the lane turn left and then left into The Homestead, when the bungalow will be observed directly facing.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Glow-Worm" gas-fired boiler situated in the Garage.

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

Note: The fitted floor and window coverings are to be included at the sale price.

Viewing: By prior appointment with the Agents.

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



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