

BOWEN

PROPERTY SINCE 1862



Offers in the region of £375,000

4 Bedrooms 2 Bathrooms

22 Valley Way, Hermitage Park,
Wrexham LL13 7GW

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General Remarks

This property was originally constructed in the 1990's and has since been enlarged by a garden room extension. Upgrades have included replacement sanitaryware to the en-suite shower room and family bathroom; a gas boiler together with a remodelled dining kitchen with range cooker and integrated dishwasher. Most recently replacement PVCu double glazing has been installed, black to the exterior and white internally, with a matching security style composite side door. All four bedrooms have wardrobe facilities and the smallest is over 9' x 8'. A particular feature of the house is the totally private level south facing rear garden. Planning consent has been granted for the conversion of the DOUBLE GARAGE into an en-suite double bedroom with a link to the main house. EPC Rating - 63|D.

Location: The property occupies a cul-de-sac location within a popular development of similar houses situated about a mile from the town centre and half a mile from the open walks available within the grounds of Erddig National Trust. Local amenities include St. Giles and Victoria Primary Schools, St. Joseph's High School, the Squire Yorke Pub Restaurant and a Convenience Store.

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



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1 King Street Wrexham LL11 1HF

SINCE 1862

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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

On The Ground Floor:

Entrance Porch:

Entrance Hall: 12' 2" x 8' 6" (3.71m x 2.59m) Single power point. Coved ceiling. Radiator. Ceramic tiled floor which extends through to the Dining Kitchen and Utility Room. Understairs storage cupboard. Six panel doors leading off to:

Cloakroom: 6' 7" x 3' 4" (2.01m x 1.02m) Fitted two piece white suite comprising a wall mounted wash hand basin and a close coupled dual flush w.c. Half tiled walls. Chrome ladder radiator. Ceramic tiled floor.

Lounge: 19' 3" x 11' 10" (5.86m x 3.60m) Approached by double doors from the Hall. Contemporarily styled living flame coal effect gas fire to a marbled fireplace surround. Oak flooring. Coved ceiling. Television and Sky aerial points. Telephone point. Two radiators. Two double and two single power points. French windows to:

Garden Room: 12' 3" x 9' 0" (3.73m x 2.74m) Of mainly double glazed timber framed construction over a cavity brick plinth and with a pitched tiled roof. Inset ceiling lighting. Oak flooring. Television aerial point. Radiator. Two single power points. French windows to rear garden.

Dining Kitchen: Viz:

Dining Area: 12' 6" x 8' 7" (3.81m x 2.61m) Sliding patio doors to the rear garden. Two chrome vertical slim panel designer radiators. Inset ceiling lighting. Ceramic tiled floor. Double power point. Opening to:

Kitchen: 12' 1" x 11' 3" (3.68m x 3.43m) Fitted with ranges of cream toned shaker style units including a single drainer one-and-a-half-bowl stainless steel sink with monobloc mixer tap inset into a total of eight-doored base units and two drawer packs including a peninsula unit with extended breakfast bar.

Slot-in "Belling" dual fuel range cooker with a five-burner gas hob and two electric ovens and grill beneath having a stainless steel backing and chimney-style filter hood above. Seven-doored suspended wall units, one being glazed with drawers beneath and with an extended canopy above the sink with inset lighting. Separate tall storage cupboard and pull-out larder with a central housing and plumbing for an American fridge with a wine-rack above. Ceramic tiled surrounds to working areas. Ceramic tiled floor. Inset ceiling lighting. Three double power points exposed with concealed spurs for appliances.

Utility Room: 7' 5" x 6' 8" (2.26m x 2.03m) Single drainer stainless steel sink unit inset into a matching double base unit and extended work surface, beneath which there is plumbing for a washing machine and vented space for a tumble dryer. Ceramic tiled splash-back. Single power point exposed with concealed spurs for appliances. Two suspended wall cabinets, one concealing the "Worcester" gas-fired central heating boiler. Ceramic tiled floor. Inset ceiling lighting. Security style composite external door.

On The First Floor:

Landing: Approached by a staircase with turned spindles and half-staging having a tall arched window above. Loft access-point. Single power point. Airing cupboard. Radiator.

Bedroom 1: 13' 0" x 11' 5" (3.96m x 3.48m) including a full depth range of maple finished furniture comprising six-doored wardrobes, two with drawers beneath, and a dressing table unit. Matching bed-head with bedside unit. Radiator. Coved ceiling. Two double power points. Open view to rear.









En-Suite Shower Room: 9' 1" x 6' 1" (2.77m x 1.85m)
Refitted with a contemporarily styled three piece white suite comprising a 1200 mm shower tray with screen entrance door and mains thermostatic shower, w.c. with concealed cistern and semi-recessed wash hand basin with monobloc mixer tap and surrounding storage cupboards. Chrome ladder radiator. Part tiled walls. Extractor fan. Inset ceiling lighting.

Bedroom 2: 10' 6" x 9' 8" (3.20m x 2.94m) to the face of a full-depth range of fitted wardrobes with mirror sliding door. Radiator. Coved ceiling. One double and one single power points. Open view to rear.

Bedroom 3: 11' 3" x 9' 7" (3.43m x 2.92m) including maple finished three-doored wardrobes and a corner desk/dressing table. Radiator. Coved ceiling. Two single power points. Open views to rear.

Bedroom 4: 9' 5" x 8' 1" (2.87m x 2.46m) Coved ceiling. Telephone point. Two double power points. Built-in wardrobe with hanging rail and shelf.

Bathroom: 8' 9" x 6' 0" (2.66m x 1.83m) Fitted contemporarily styled three piece white suite comprising a p-shaped bath with shower screen and mains shower above, semi-recessed wash hand basin and w.c. with concealed cistern and surrounding storage cupboards. Chrome ladder radiator. "Wet" floor. Electric shaver point. Inset ceiling lighting. Extractor fan. Circular window.

Outside: A double-width tarmac drive leads to a detached brick built and tiled DOUBLE GARAGE 20'6" (6.24m) wide x 18'6" (5.63m) fitted with two timber up and over doors, electric light and power point. Open plan lawned front garden with shrubbery borders. Patterned coloured concreted gated pathway extending down the side of the house to a rear PATIO with a totally private south facing predominantly lawned garden with shrubbery borders and a further decked SEATING AREA behind the garage. Outside tap and security lighting system.

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

Tenure: Freehold. Vacant Possession on Completion.

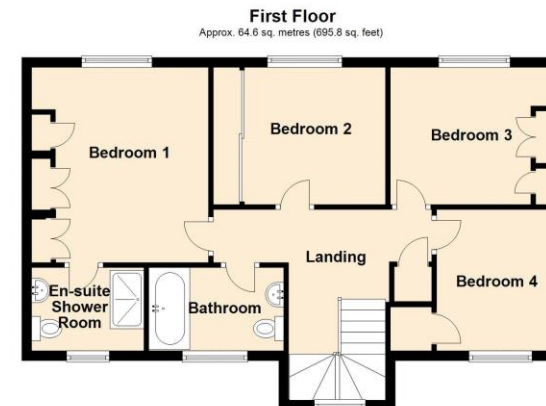
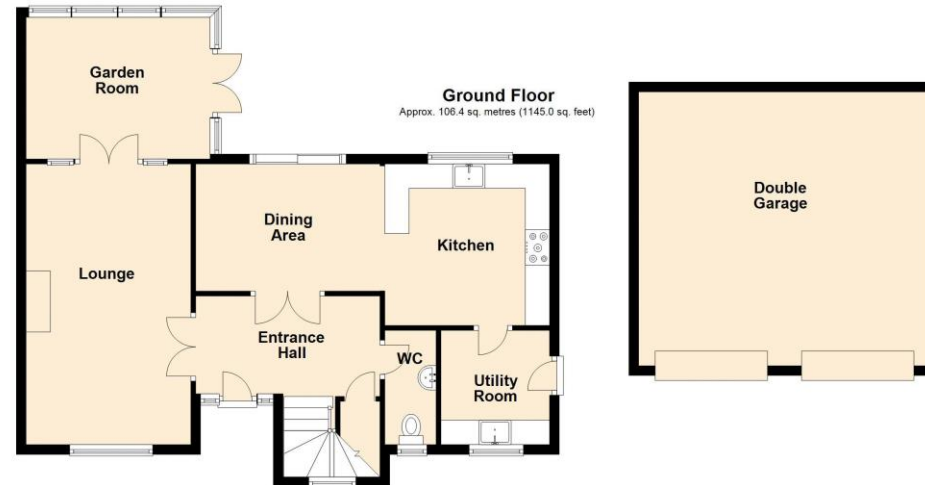
Note: Certain fitted floor and window coverings, together with some light fittings, are available by negotiation.

Viewing: By prior appointment with the Agents.

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

AGENTS NOTE: Planning Consent was granted by Wrexham CBC on the 3rd June 2021 under Code No. WRO P/2021/0611 for a single storey rear extension conversion of the garage to provide additional living accommodation ancillary to the main house, which would have provided an additional double bedroom with en-suite facilities and a link into the main residence. Documentation is available on the Local Authority website.

Directions: For satellite navigation use the post code LL13 7GW. From the town centre follow the inner ring road down Bradley Road. Continue to the second mini-roundabout at which proceed straight across onto Fairy Road. Turn third right onto Sontley Road. Pass St. Joseph's School on the right and then take the second left onto Percy Road. Turn first right into Stockwell Grove and then first right again into Valley Way following the roadway until the property will eventually be observed on the right hand side.



Total area: approx. 171.0 sq. metres (1840.8 sq. feet)

