

BOWEN

PROPERTY SINCE 1862



Asking Price £345,000

🏠 3 Bedrooms 🚿 1 Bathroom

Sunnyside, Eyton, Wrexham LL13 0YD

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General Remarks

Occupying a pleasant rural spot on the outskirts of the village and with views over open countryside, the property stands within just under 0.3 acres and is conveniently located for access to the larger local villages and Wrexham. The property has been in the hands of the same family for many years and benefits from a kitchen/diner and although ready to move straight into, there is the potential to modernise and potentially extend the living accommodation to the new owner's personal tastes. Internally the property briefly comprises an entrance hallway; living room; kitchen/diner; three bedrooms; family bathroom with a white three piece suite, and a separate w.c. The property is offered for sale with the benefit of NO ONWARD CHAIN and an early viewing is strongly advised. EPC Rating – 47|E.



Location: The property is tucked away on a quiet country lane within the popular rural hamlet of Eyton, which boasts its own Primary School. It is conveniently situated about 1.5 miles from junction 2 of the A483 and about 2 miles from the neighbouring villages of Johnstown, Marchwiel, Bangor on Dee and Overton where there are wide ranging amenities. Wrexham itself lies about 4 miles away.

Accommodation

Entrance Hallway: PVCu double glazed doors to the front and rear elevations. Two radiators. Attic hatch. Two storage cupboards.

Living Room: 15' 4" x 11' 0" (4.68m x 3.35m) PVCu double glazed bow window to the front elevation. Radiator.

Kitchen/Diner: 19' 1" x 10' 5" (5.81m x 3.18m) PVCu double glazed bow window to the front elevation. PVCu double glazed window to the rear elevation. Wall and base units with complementary work surfaces. Stainless steel sink and drainer unit with mixer tap. Electric point for cooker. Cooker hood. Plumbing for washing machine. "Minstrel" oil boiler. Radiator. Part tiled flooring. Part laminate flooring.

Inner Hallway: to:

Bedroom 1: 12' 1" x 9' 9" (3.69m x 2.96m) PVCu double glazed window to the rear elevation. Radiator.

Bedroom 2: 12' 1" x 9' 8" (3.68m x 2.94m) PVCu double glazed window to the front elevation. Radiator. Built-in wardrobes.

Bedroom 3: 9' 1" x 8' 11" (2.78m x 2.72m) PVCu double glazed window to the side elevation. Radiator.

Bathroom: 7' 1" x 6' 11" (2.15m x 2.12m) PVCu double glazed window to the rear elevation. White three piece suite comprising a panelled bath, pedestal wash hand basin and shower cubicle. Part tiled walls. Tiled floor. Heated towel rail.

Separate WC: PVCu double glazed window to the side elevation. White two piece suite comprising a low level w.c. and wash hand basin. Tiled floor.

Outside: Externally there is a lawned garden to the front elevation with a driveway to the side providing ample Off-Road Parking leading up to the detached Garage and attached Workshop/Shed. The property stands in just under 0.3 acres and the side and rear gardens are predominantly laid to lawn with a Patio and former vegetable patch.

Services: The property is connected to mains electricity and there is a septic tank found in the rear garden. The central heating is a conventional radiator system effected by the "Minstrel" oil-fired boiler situated in the Kitchen.

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

Viewing: By prior appointment with the Agents.

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





Directions: For satellite navigation use the post code LL13 0YD. Leave the A483 at junction 2 signposted the B5426 Bangor on Dee and Johnstown. Proceed towards Bangor continuing for approximately 1.5 miles into Eyton. Upon entering the village take the first turning on the left and the property is the fourth bungalow on the right-hand side of the lane.

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Ground Floor
Approx. 89.6 sq. metres (964.3 sq. feet)

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