

BOWEN

PROPERTY SINCE 1862



Asking Price £275,000

3 Bedrooms 1 Bathroom

7 Ffordd Elfed, Rhosnesni,
Wrexham LL12 7LU

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General Remarks

This attractive property is immediately available. It has a full width pitched roof extension to the rear and now comprises a recessed porch; L-shaped hall; bow windowed lounge with ornamental period style fireplace; 16' dining/sitting room with patio doors to the rear garden; 20' kitchen/breakfast room with painted timber fronted units incorporating an eye-level double oven and ceramic hob; two double and one single bedrooms and a refitted four piece white bathroom including a separate mains shower. The house is double glazed with a mix of hardwood and mainly PVCu framed double glazed units and central heating is from a 'Glow-Worm' gas combi boiler. Outside a side drive provides parking for several cars and leads to an oversize brick built garage. The gardens to the front and rear are predominantly lawned with well stocked shrubbery borders, the rear having a depth of about 85' (25.90m) and enjoying a high level of privacy. EPC Rating – 74|C.



Location: The property does not form part of an estate and is situated within an established popular residential area approximately a mile from the city centre. Local amenities include Rhosnesni High School, two neighbourhood Shopping Parades, Borrass Park Junior School and Doctor's Surgery.

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

Accommodation

On The Ground Floor:

Recessed Porch: Approached through a part double glazed PVCu framed panelled door to:

L-Shaped Entrance Hall: Staircase with painted spindles leading off. Cloaks cupboard. Coved ceiling. Radiator. Central heating thermostat. Fitted cupboard accommodating a modern electricity trip consumer unit. Telephone point. Recess suitable for a computer desk. Two pendant light points. Single power point. White six-panel doors leading off to:

Lounge: 15' 7" x 12' 7" (4.75m x 3.83m) into bow window with radiator. Deep coved ceiling. Ornamental period style fireplace surround. Two wall-lights to arched alcove. Television aerial point. Four double power points. Two radiators.

Extended Dining/Sitting Room: 16' 0" x 9' 10" (4.87m x 2.99m) Sliding double glazed patio doors to the rear garden. Coved ceiling with two pendant light points. Two radiators. Three double and one single power points.

Kitchen/Breakfast Room: 20' 8" x 9' 0" (6.29m x 2.74m) Fitted with off-white painted timber fronted units including a single drainer one-and-a-half-bowl "Belfast"-style sink with mixer tap attachment set into a total of eight-doored base units with extended work surfaces, beneath which there is plumbing for a washing machine and a dishwasher. Tall unit with an eye-level "Hotpoint" electric double oven. Inset ceramic hob with an integrated filter hood above set between a total of five-doored suspended wall cupboards. Separate full-width dresser-style unit to the Breakfast Area with base cupboards, broom cupboard and lead-lighted wall cabinets with open shelving between. Wood laminate floor. Part painted timber panelled ceiling. Radiator. Four double and one single power points with exposed spurs for appliances. External doors to both front and side.

On The First Floor:

Landing: 10' 11" x 6' 3" (3.32m x 1.90m) Single power point. Loft access-point to part-boarded Attic. Radiator. Cupboard accommodating the "Glow-Worm" combination gas-fired central heating boiler.

Bedroom 1: 12' 8" x 12' 0" (3.86m x 3.65m) Television aerial point. Radiator. Three double power points.

Bedroom 2: 11' 4" x 10' 7" (3.45m x 3.22m) Built-in wardrobe with two mirror doors to alcoves. Separate linen cupboard. Radiator. Over-bed light. Television aerial point. Two double power points.





Bedroom 3: 7' 7" x 7' 7" (2.31m x 2.31m) Fitted high-level cupboards. Radiator. Double power point. Television aerial point.

Bathroom: 8' 6" x 5' 6" (2.59m x 1.68m) Refitted with a four piece white suite having chrome fittings comprising a panelled bath with central shower mixer tap attachment, close coupled w.c., vanity wash hand basin and quadrant shower cubicle with thermostatic mains shower fitting. Part tiled walls. Chrome ladder radiator. Inset ceiling lighting. Extractor fan. Laminate flooring.

Outside: A concreted driveway extends down the side of the house to a brick-built Garage 17'2" x 11'6" (5.23m x 3.50m) fitted with a metal up and over door, side personal door and electric light and power point. Lawned front garden with specimen shrubs. From measurements taken from the Local Ordnance Survey plan, the rear garden has an average depth of approximately 85 feet and is laid predominantly to lawns with heavily stocked shrubbery borders.

It enjoys considerable privacy and has a flagged Seating Area and a Pergola immediately to the rear of the Garage.

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

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".

Directions: For satellite navigation use the post code LL12 7LU. From the city centre proceed on Chester Road until passing the Nine Acre Playing Field on the right. At the roundabout turn right onto Rhosnesni Lane. Straight across at the next roundabout by Park Avenue Shops then continue for about two hundred yards until turning right into Ffordd Elfed. No. 7 will be seen after about 75 yards on the left.

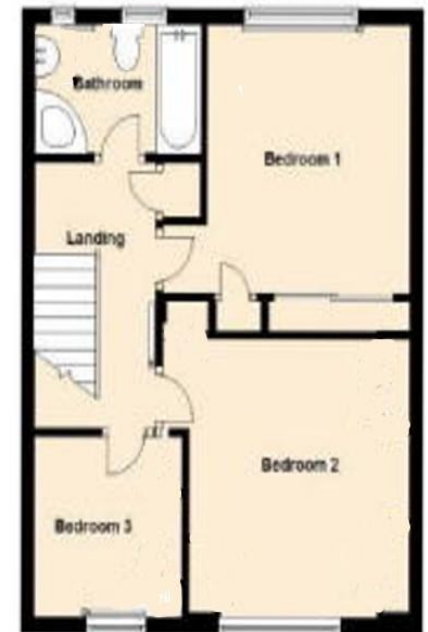


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