

# BOWEN

PROPERTY SINCE 1862



Asking Price £180,000

68 Beechley Road, Wrexham LL13 7BA

🏠 3 Bedrooms

🚿 1 Bathroom



## 68 Beechley Road, Wrexham LL13 7BA



### General Remarks

Still retaining a wealth of character features, this period three bedroom, two reception room property is a welcome addition to the local housing market and benefits from a spacious kitchen/diner and a private rear garden. With a recently upgraded gas combination boiler and majority double glazing, the property briefly comprises an entrance hallway with quarry tiled floor; living room with feature fire surround; sitting room; dual aspect kitchen/diner; landing; main bedroom; two further bedrooms and a family bathroom. An early viewing is strongly advised. EPC Rating – 64|D.

**Location:** The property is situated just off the A525 Bangor on Dee and Whitchurch Road, about 400 yards from local amenities including Lidl and Farm Foods Supermarkets, Beechley Medical Centre, Brynhyfryd Welsh speaking Primary School and a local Pharmacy. The city centre is approximately three quarters of a mile away.

### Accommodation

#### On The Ground Floor:

**Entrance Hallway:** PVCu double glazed door to the front elevation. Radiator. Quarry tiled floor.

**Living Room:** 12' 0" x 11' 9" (3.65m x 3.57m) PVCu double glazed bay window to the front elevation. Radiator. Feature fire surround. Picture rail. Arch through to:

**Sitting Room:** 13' 0" x 12' 9" (3.96m x 3.88m) PVCu double glazed window to the rear elevation. Radiator. Feature fire surround. Picture rail. Built-in shelving.

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**Kitchen/Diner: 20' 9" x 9' 3" (6.33m x 2.82m)**

Three PVCu windows to the side elevation. PVCu double glazed window to the rear elevation. PVCu double glazed door to the side elevation. Wall and base units with complementary wooden work-tops. Belfast sink with mixer tap. Space for range-style cooker. Integral fridge. Wall tiling. Tiled floor. Radiator. Down-lighters. Coved ceiling. Understairs storage cupboard.

**On The First Floor:**

**Landing:** Radiator.

**Bedroom 1:** 15' 11" x 11' 11" (4.85m x 3.62m)  
Three PVCu double glazed windows to the front elevation. Radiator. Picture rail. Exposed wooden floorboards.

**Bedroom 2:** 13' 0" x 9' 11" (3.95m x 3.01m)  
PVCu double glazed window to the rear elevation. Radiator. Vanity sink.









**Bedroom 3:** 11' 3" x 9' 5" (3.44m x 2.86m)  
PVCu double glazed window to the rear elevation. Exposed wooden floorboards. "Glow-Worm Compact" combination boiler. Radiator. Built-in storage.

**Bathroom:** 7' 5" x 6' 3" (2.25m x 1.91m) PVCu double glazed window to the side elevation. Three piece suite comprising a roll-top bath with hand shower attachment, low level w.c. and wash hand basin. Fully tiled walls. Laminate flooring. Radiator.

**Outside:** Externally there is a small garden to the front elevation with several specimen bushes. The rear garden enjoys a good degree of privacy and combines a paved Entertaining Space leading off the Kitchen and a lawn section. There is also an Outbuilding with power and lighting together with plumbing for a washing machine.

**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 Compact" gas-fired boiler situated in Bedroom 3.

**Tenure:** Freehold. Vacant Possession on Completion.

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

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

**Directions:** For satellite navigation use the post code LL13 7BA. Follow the inner ring road along Brook Street and St. Giles Way to a set of traffic lights at which turn right onto Salop Road. At the next set of traffic lights turn right into Bennions Road and then take the second left onto Beechley Road, when the property will be observed on the right-hand side of the road.



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## Ground Floor

Approx. 58.2 sq. metres (626.8 sq. feet)



## First Floor

Approx. 55.8 sq. metres (601.0 sq. feet)



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.