

# BOWEN

PROPERTY SINCE 1862



Asking Price £130,000

29 Prices Lane, Wrexham LL11 2NB

🏠 2 Bedrooms

🚿 1 Bathroom

## 29 Prices Lane, Wrexham LL11 2NB



### General Remarks

Well-presented throughout, this spacious two bedroom two reception room property is neutrally decorated and benefits from a recently fitted "Worcester" combi boiler and a dressing room/home office leading off the main bedroom. Occupying a prominent position in the heart of Rhosddu, the property is double glazed throughout and has off-road parking to the rear. Internally the property briefly comprises a dining room; living room; kitchen; rear hallway; bathroom with white suite; landing; main bedroom; dressing room and a further double bedroom. Offered for sale with NO ONWARD CHAIN. Viewing advised. EPC Rating – 64|D.

**Location:** The property is situated in a popular residential area only half a mile from the city centre. Local amenities include Rhosddu Primary School, a Park with a Children's Play Area and a 24 hour SPAR Convenience Store.

### Accommodation

#### On The Ground Floor:

**Dining Room:** 12' 0" x 11' 3" (3.65m x 3.42m)  
PVCu double glazed door and window to the front elevation. Radiator. Laminate flooring.

**Living Room:** 12' 2" x 12' 1" (3.72m x 3.68m)  
PVCu double glazed window to the rear elevation. Radiator. Laminate flooring. Understairs storage cupboard.

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Your home may be repossessed if you do not keep up repayments on your mortgage

**Kitchen:** 9' 1" x 5' 11" (2.77m x 1.81m) PVCu double glazed window to the side elevation. Wall and base units with complementary work surfaces. Stainless steel sink and drainer unit with mixer tap. Integral electric oven and hob. Space for fridge freezer. Plumbing for washing machine. Wall tiling. Tiled floor. Integral dishwasher. "Worcester" combination boiler.

**Rear Hallway:** PVCu double glazed door to the side elevation. Tiled floor.

**Bathroom:** 6' 0" x 5' 7" (1.82m x 1.69m) PVCu double glazed window to the side elevation. White three piece suite comprising a panelled bath with electric shower over, pedestal wash hand basin and low level w.c. Fully tiled walls. Tiled floor. Radiator.

**On The First Floor:**

**Landing:** to:

**Bedroom 1:** 12' 3" x 12' 0" (3.74m x 3.65m) PVCu double glazed window to the rear elevation. Radiator. Built-in storage.





**Dressing Room/Home Office:** 10' 11" x 5' 11" (3.33m x 1.80m) PVCu double glazed window to the rear elevation. Radiator. Built-in shelving.

**Bedroom 2:** 12' 0" x 11' 3" (3.66m x 3.42m) PVCu double glazed window to the front elevation. Radiator.

**Outside:** Externally there is a paved courtyard to the rear of the property. On the opposite side of the lane there is an additional outside space which could be used as a Parking Area or a further garden area.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired combination 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 "B".

**Directions:** For satellite navigation purposes use the post code LL11 2NB. From our Wrexham Offices continue down Grosvenor Road to the roundabout and take the first exit for Rhosddu. Continue along Rhosddu Road and shortly after The Dragon City Chinese Restaurant turn right into Prices Lane. Pass Rhosddu Primary School on the left and the property will be observed soon after on the left-hand side of the road.





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.