

# BOWEN

PROPERTY SINCE 1862



Asking Price £490,000

🏠 4 Bedrooms    🚿 2 Bathrooms

Dean House, 92 Dean Road,  
Wrexham LL13 9EL

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### General Remarks

Situated within highly regarded residential surroundings close to Acton Park, this spacious detached family house occupies screened gardens and grounds with ample parking and turning extending to approximately a quarter of an acre. The house enjoys a high standard of appointment with large reception rooms and kitchen and morning room and impressive main bedroom suite featuring full bathroom, dressing room, office and reading gallery. There is a full length loft storage area that may be brought into the accommodation if required but presently a perfect storage facility. An impressive family residence, to fully appreciate by inspection. EPC Rating - 50|E.

### Accommodation

**Reception Hall:** 15' 11" x 9' 6" (4.84m x 2.89m)

Approached through a panelled and part glazed hardwood door having opaque glazed side reveals. Oak finished staircase off to Landing with full-height ceiling and Gallery/Library off No. 1 Bedroom. Picture wall-light.



**Lounge:** 31' 1" x 15' 0" (9.47m x 4.56m) Semi-Inglenook fireplace with exposed brickwork and heavy beam lintel set above recessed free-standing enclosed living flame coal effect gas fire above a slate hearth. Bay window to front elevation having double glazing. Double glazed side window. Ceiling spot-lights. Television aerial point. Telephone point. Two radiators. Deep coved finish to ceiling. Twin double timber doors to Reception Hall. Glazed French windows to:

**Conservatory:** 10' 5" x 9' 6" (3.18m x 2.90m) Constructed with double glazed hardwood elevations including French windows to the side garden. Ceiling spot-light.

**Kitchen:** 15' 4" x 9' 5" (4.68m x 2.88m) Fitted with painted panel-fronted units having drop handles comprising a composite one-and-a-half-bowl single drainer sink unit with monobloc mixer tap attachment set into extensive range of base storage cupboards including peninsular unit with drawers, all set beneath solid polished granite-topped work surfaces. Integrated "Neff" appliances including stainless steel finished double oven and grill, microwave and integrated dishwasher. Inset four-ring halogen hob with concealed cooker hood above set into a range of matching suspended wall cupboards having cornice and pelmet detail finishes. Tiling to work areas. Tiled floor with border inlay. Space and housing for a double "American-style" refrigerator having concealed plumbing for chilled drinking water system. Double glazed window. Ceiling spot-lights. Open plan aspect to:

**Morning Room:** 14' 11" x 14' 3" (4.54m x 4.34m) Coved finish to ceiling. Tiled floor with border inlay feature. Double glazing to bay window. Coved finish to ceiling. Radiator. Television aerial point.

**Dining Room:** 16' 5" x 15' 0" (5.00m x 4.58m) Twin solid timber doors to Reception Hall. Two double glazed windows to front elevation. Two radiators. Deep coved finish to ceiling. Picture light point. Four wall-light points.

**Rear Lobby:** 5' 10" x 5' 1" (1.78m x 1.56m) Radiator. Tiled floor. Double glazed door to Rear Porch.

**Utility Room:** 12' 8" x 8' 8" (3.86m x 2.65m) Fitted with a range of laminate hessian-effect fronted units comprising a composite twin-bowl single drainer sink unit set into a range of base storage cupboards with matching suspended wall cabinets. Tall storage/broom cupboard. Space with plumbing for automatic washing machine. Space for tumble dryer. Tiling to work areas. Tiling to floor. Double-door cloaks cupboard. Low level boot cupboard. Modern wall mounted Baxi" gas fired central heating boiler. Radiator.

**WC:** 5' 10" x 3' 2" (1.77m x 0.96m) Fitted with a two piece "whisper peach" shell-patterned suite comprising a close flush w.c. and pedestal wash hand basin with range of brass finished fittings. Half tiling to walls and border tiles. Double glazed window. Radiator. Tiled floor. Extractor fan.

**Rear Porch:** 9' 6" x 4' 5" (2.89m x 1.34m) Stone flagged floor. Double glazed window. Double glazed back door.

#### **On The First Floor:**

**Landing:** Approached via an oak staircase. Smoke alarm. Loft access-point to fully boarded and illuminated roof space approached via a drop-down sliding ladder.

#### **Main Bedroom Suite** Comprising:

**Bedroom Area:** 19' 11" x 15' 0" (6.07m x 4.58m) A beautifully proportioned bedroom space with two radiators and two double glazed windows. Telephone point. Television aerial point. Two bedside reading lamps.









**Dressing Room:** 10' 0" x 5' 10" (3.05m x 1.78m)

Extensively fitted to both sides with ranges of wardrobes containing hanging rails and shelving. Fitted dresser unit with shelving over and drawers and storage beneath. Radiator.

**En-Suite Bathroom:** 10' 8" x 6' 8" (3.25m x 2.04m) Fitted with a high specification suite finished in white including concealed cistern w.c., vanity wash basin and large double-ended whirlpool bath and separate shower tray with thermostatic shower fitted above. Full tiling to walls with contrasting tiles and border tiling. Double glazed window. Heated towel rail.

**Reading Gallery/Library:** 9' 6" x 4' 6" (2.90m x 1.38m) Fitted bookshelves. Porthole window. Ceiling spot-lighting. Oak finished spindles and banister over stairwell towards Landing.

**Bedroom 2:** 15' 4" x 13' 0" (4.68m x 3.96m) Two double glazed windows. Radiator. Fitted range of four built-in wardrobes containing hanging rails and fitted shelving.

**Bedroom 3:** 13' 0" x 10' 9" (3.97m x 3.28m) Double glazed windows to return elevations. Radiator. Three built-in wardrobes.

**Main Bathroom:** 9' 5" x 7' 9" (2.88m x 2.35m) Fitted with a highly appointed four piece suite finished in ivory comprising a concealed flush w.c., pedestal wash hand basin, panelled bath and over-sized shower tray with enclosing cubicle and mains powered shower above. Double glazed window. Extractor fan. Tiling to walls with border tiling having full tiling to shower. Heated towel rail. Electric shaver point.

**Walk-In Storeroom/Boiler Room:** 10' 9" x 6' 0" (3.28m x 1.82m) Fitted shelving for linen storage and housing high pressure hot water cylinder serving the hot water system.

**WC:** 6' 9" x 3' 1" (2.07m x 0.95m) Fitted with a two piece "whisper peach" shaded suite comprising a close flush w.c. and wall mounted wash hand basin. Half tiling to walls. Radiator.

**Loft Space:** 40' 8" x 15' 3" (12.4m x 4.65m) Sub-divided into three storage areas and approached via a sliding drop-down ladder off the Landing. The loft space is fully floored and is enclosed with wall and ceiling boarding. There are electric strip-lights. The loft space provides easily accessible and dry storage.

**Outside:** The property occupies grounds and gardens extending to approximately a quarter of an acre. There is a driveway leading through electric double gates off Dean Road, which opens to an ample brick pavier Parking and Turning Forecourt. To the front elevation there is a paved low maintenance garden with attractive Seating Areas of Patio with raised beds having a curved wall to a pedestrian gate also onto Dean Road having lantern lighting. There is a deep border between the property and the highway featuring well established year round foliage, affording considerable privacy. The paved areas extend to both side and rear elevations with further raised planters set behind brick retainers. There is an over-sized timber Store Shed with further all year planting including mature trees. External lighting.

The whole of the property is well defined with timber and concrete fence boundary.

**Services:** All mains services are connected to the property subject to statutory regulations.

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

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

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

**Directions:** From the Agents Wrexham Offices proceed up Regent Street taking the right-hand turning at the traffic lights onto Grosvenor Road. Continue to the roundabout at which proceed straight across bearing immediately left thereafter onto Grove Road. Continue to the traffic lights at which turn left onto Chester Road. At the roundabout turn right onto Rhosnesni Lane and at the roundabout continue straight across. Continue through the traffic calming measures and at the next roundabout turn left onto Borrass Road. At the mini-roundabout bear right onto Dean Road when the property will be observed after a short distance on the left-hand side.



