

# BOWEN

PROPERTY SINCE 1862



Asking Price £230,000

🏠 3 Bedrooms    🚿 1 Bathroom

7 Rothesay Close, Wrexham LL11 2EW

## 7 Rothesay Close, Wrexham LL11 2EW

### General Remarks

Tucked away on a quiet cul-de-sac only a mile from the city centre, this well-presented detached three bedroom bungalow has a spacious lounge, a kitchen/breakfast room and well-manicured gardens to the front and rear elevations. With majority double glazing and a "Worcester" combination boiler, the living accommodation briefly comprises an entrance hallway; dual aspect living room; kitchen/breakfast room; conservatory; main bedroom; two further bedrooms, both of which have built-in wardrobes, and a wet room. Offered for sale with NO ONWARD CHAIN, an early viewing is advised. EPC Rating – 61|D.



**Location:** The property is situated within a popular residential area between Rhosddu and Garden Village about a mile equidistant from the city centre and Gresford roundabout, from where the A483 dual carriageway leads to Chester (11 miles) and the motorway network beyond. Local amenities include Rhosddu and Watts Dyke Primary Schools, a Convenience Store, Total Fitness Gym and a 15 minute bus service between Wrexham and Chester is available from a stop about 400 yards away.

### Accommodation

**Entrance Hallway:** PVCu double glazed door and side panel to the side elevation. Storage cupboard. Cupboard housing a "Worcester" combination boiler. Radiator. Attic hatch.

**Living Room:** 18' 5" x 11' 7" (5.62m x 3.54m) PVCu double glazed windows to the rear and side elevations. Wooden glazed door to the side elevation. Two radiators. Tiled fire surround.

**Kitchen/Breakfast Room:** 10' 11" x 8' 10" (3.33m x 2.69m) Wooden framed window to the rear elevation. PVCu double glazed door to the side elevation. Wall and base units with complementary work surfaces. Integral gas hob and electric oven. Cooker hood. Stainless steel sink and drainer unit with mixer tap. Space for fridge freezer. Radiator. Wall tiling.

**Conservatory:** 9' 1" x 6' 0" (2.78m x 1.82m) Wooden framed windows to the side and rear elevations. Wooden door to the rear elevation. Plumbing for washing machine.

**Bedroom 1:** 11' 9" x 10' 6" (3.59m x 3.19m) PVCu double glazed window to the front elevation. Radiator. Built-in wardrobes.

**Bedroom 2:** 10' 0" x 9' 6" (3.06m x 2.90m) PVCu double glazed window to the front elevation. Radiator. Built-in wardrobes.

**Bedroom 3:** 9' 6" x 7' 3" (2.89m x 2.22m) PVCu double glazed window to the side elevation. Radiator. Built-in wardrobes.

**Wet Room:** 6' 4" x 5' 5" (1.93m x 1.66m) PVCu double glazed window to the side elevation. Electric shower. Low level w.c. Wash hand basin. Fully tiled walls. Radiator. Extractor fan.

**Outside:** Externally there is a lawned garden to the front elevation with planted borders.

A driveway to the side provides ample Off-Road Parking leading up to the Detached Single Garage.

The southerly facing rear garden combines a Patio with a further lawned section flanked by mature trees and shrubs.

**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 a cupboard off the Hallway.

**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".

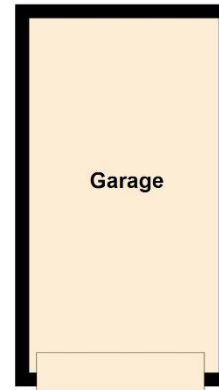
**Directions:** For satellite navigation purposes use the post code LL11 2EW. Leave the city centre on Rhosddu Road. Continue past The Dragon City Chinese Takeaway on the right and then take the third right onto East Avenue. Continue along East Avenue and take the fourth turning on the right into Holyrood Crescent and then right again into Rothesay Close, where the property will be observed on the right-hand side of the cul-de-sac.

Start your property  
journey with us today

We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.

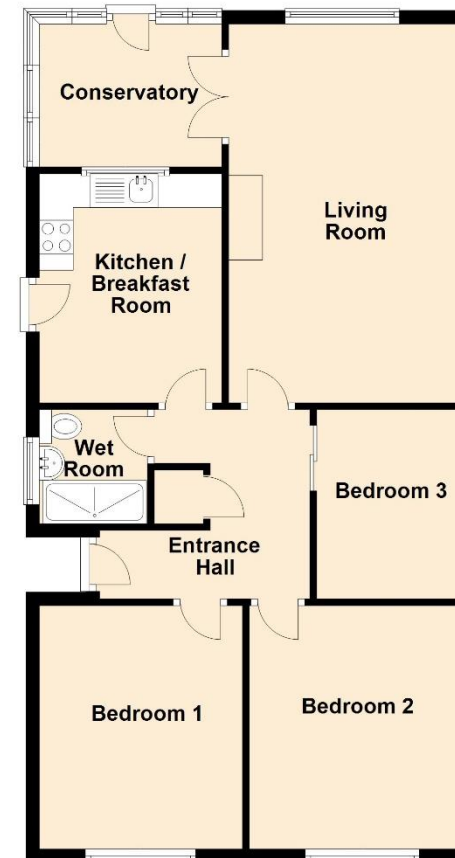
[bowen.uk.com](http://bowen.uk.com)





## Ground Floor

Approx. 89.3 sq. metres (961.6 sq. feet)



## Get the most out of your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

BOWEN

SINCE 1862

1 King Street Wrexham LL11 1HF

01978 340000 | [bowen.uk.com](http://bowen.uk.com) | [wrexhamsales@bowen.uk.com](mailto:wrexhamsales@bowen.uk.com)

