

BOWEN

PROPERTY SINCE 1862



Asking Price £147,500

6 Oakfield, Mill Gardens,
Wrexham LL13 0NZ

🏠 2 Bedrooms

🚿 1 Bathroom

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General Remarks

Situated in a cul-de-sac on the fringe of the city, this two bedroom semi-detached bungalow provides scope for some works of improvement. The accommodation is double-glazed and gas centrally heated and has a conservatory extension to the rear. In addition there are two double bedrooms, a spacious living room, bathroom and kitchen. Externally there is a detached brick garage. EPC Rating – 70|C.

Accommodation

Enclosed Porch: 7' 6" x 4' 9" (2.28m x 1.44m)

Approached through a double glazed door. Double glazed side reveals. Tiled floor.

Entrance Hall: 4' 7" x 3' 11" (1.40m x 1.19m)

Approached through a part glazed door. Radiator. Fitted coat hooks. Coved finish to ceiling. Inner panelled door to:

Lounge: 14' 4" x 11' 3" (4.37m x 3.44m) Fitted enclosed living flame coal effect gas fire set upon a marble-effect hearth. Three double glazed windows. Coved finish to ceiling. Television aerial point. Radiator.

Kitchen: 11' 5" x 9' 1" (3.49m x 2.78m) Fitted with a range of maple-effect panel-fronted units comprising a stainless steel single drainer sink unit set into base storage cupboards set beneath laminate granite-effect topped work surfaces. Double glaze-fronted display cabinet. Housing for built-in oven. Fitted hob. Space with plumbing for an automatic washing machine. Space for refrigerator. Tiling to walls. Double glazed windows. Radiator. Double glazed back door.

Conservatory: 16' 8" x 6' 3" (5.09m x 1.90m)

Constructed with double glazed elevations above a brick plinth having double glazed outer door. Twin-wall polycarbonate roof. Tiling to floor.

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.

Inner Hallway: 6' 3" x 2' 11" (1.90m x 0.89m) Ceiling unit with fitted PIV system (encouraging movement of air to reduce/eliminate surface condensation). Smoke alarm. Airing cupboard containing a modern wall mounted "Worcester" gas-fired combination-type central heating boiler. Loft access-point.

Bedroom 1: 12' 4" x 9' 4" (3.77m x 2.84m) Laminate timber effect flooring. Radiator. Fitted four door wardrobes containing hanging rail and fitted shelving. Telephone point. Single glazed window to Front Porch.

Bedroom 2: 11' 6" x 9' 2" (3.51m x 2.80m) Fitted with range of pine fronted sliding door wardrobes containing hanging rails and fitted shelving. Radiator. Two double glazed windows.

Bathroom: 8' 1" x 4' 10" (2.47m x 1.47m) Fitted with a three piece blue shaded suite comprising low flush w.c., pedestal wash hand basin and enamel panelled bath. Full tiling to walls with border tiles. Radiator. Double glazed window.





Outside: To the front elevation there is a low maintenance garden with sloping driveway and steps down the path to the front door. The Parking Driveway is level and there are secure gates leading to a Secondary Parking Area behind. This leads to a detached brick-built Garage fitted with up and over door and having personal door to side garden with two windows. The rear garden is stocked with flowers and shrubs together with lawn and is bounded by timber fencing.

Services: All mains services are understood to be connected to the property subject to statutory regulations. The central heating is a conventional radiator system effected by a modern and wall mounted "Worcester" gas-fired boiler situated in the airing cupboard off the Inner Hall. The property has the benefit of a Positive Input Ventilation system (PIV system) which works by encouraging the movement of air from inside to outside from a unit that is installed in the loft. The unit is designed to reduce or eliminate surface condensation by replacing humid stagnant air with fresh filtered air.

Tenure: Freehold. Full Vacant Possession available upon Completion.

Viewing: By prior appointment with the Agents.

Council Tax Band: The property is valued in Band "D".

Directions: From the Agents Wrexham Offices proceed down Regent Street continuing down the hill into Hill Street. At the junction with Brook Street take the left-hand turning and at the traffic lights continue ahead onto St. Giles Way. At the next traffic lights take the right-hand turning ascending the hill at Salop Road and at the top of Salop Road bear left at the traffic lights onto Kingsmills Road. After leaving the city and exiting the 20 mph speed restriction zone, fork left onto Kingsmills Road and then take the left-hand turning into Mill Gardens (Ashburn Way). Follow the roadway around to the left and bear left into Windrush Close and then turn right onto Oakfield, when the property will be observed after a short distance on the right-hand side.





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