

BOWEN

PROPERTY SINCE 1862



Asking Price £120,000

116 Cefndre, Wrexham LL13 9PD

🏠 3 Bedrooms

🚿 1 Bathroom

116 Cefndre, Wrexham LL13 9PD



General Remarks

An extended and spacious three bedroom mid-terraced property conveniently located close to the City Centre. Good links to Wrexham Industrial Estate and with bus routes into the City Centre. The property is within walking distance of Gwenfro Community Primary School and has potential to be a welcoming family home. The internal accommodation requires cosmetic refurbishment throughout. The property is double-glazed throughout with PVCu windows and external doors. Heating by way of "Main Combi Eco" gas central heating boiler located in the airing cupboard. Lawned garden to front elevation and an enclosed low maintenance garden to rear with potential to create off-road parking. EPC Rating – 63|D.

Accommodation

On The Ground Floor:

Front Porch: 14' 2" x 4' 4" (4.31m x 1.32m) Part glazed PVCu entrance door. Fully double glazed windows to front and side. Radiator. Tiled flooring. Ceiling spot-lights.

Lounge: 15' 11" x 11' 3" (4.85m x 3.43m) Double glazed window. Laminate flooring. Radiator. Power points. Telephone point. Ceiling light fitting. Three wall-light fittings. Dado rail. Coal-effect gas fire with marble-effect hearth and solid wooden surround. Part glazed door to:

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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.

Kitchen: 15' 11" x 10' 11" (4.85m x 3.34m)

Comprising a range of dark oak-effect wall and base units with laminate work-top surface and tiled splash-back. Single stainless steel sink unit with draining board. Plumbing and space for a washing machine. Power points. Ceiling spot-light. Double glazed window. Two radiators. Built-in integrated "Diplomat" electric double oven with an electric hob above and an extractor hood over. Laminate flooring.

Conservatory: 15' 6" x 14' 10" (4.73m x 4.51m)

maximum. L-shaped. Laminate flooring. Two radiators. Power points. Part glazed PVCu door to rear garden. Television aerial point. Two wall-light fittings. Ceiling light fitting.

On The First Floor:

Landing: Radiator. Fitted carpet. Ceiling loft hatch. Ceiling light fitting. Airing cupboard housing a "Main Combi Eco" gas central heating boiler.





Bedroom 1: 11' 5" x 9' 2" (3.47m x 2.80m)
Laminate wood flooring. Double glazed window. Radiator. Power points. Television aerial point. Ceiling light fitting.

Bedroom 2: 11' 3" x 9' 9" (3.44m x 2.97m)
Laminate flooring. Radiator. Double glazed window. Power points. Television aerial point.

Bedroom 3: 8' 5" x 6' 7" (2.56m x 2.01m) Power points. Double glazed window. Radiator. Ceiling light fitting.

Wet Room/Shower Room: 5' 11" x 5' 5" (1.81m x 1.64m) Comprising a white suite to include low level w.c., wash hand basin and a walk-in shower with thermostatic shower bar and fitted seat. Frosted double glazed window. Radiator. Non-slip flooring. Ceiling spot-lights. Fully tiled walls.

Outside: Lawned gardens to front elevation with fenced boundaries. Low maintenance rear garden which is predominantly gravelled with a decked Seating Area. Garden Shed. Potential to create Off-Road Parking.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Main Combi Eco" gas-fired boiler situated in the airing cupboard on first floor landing.

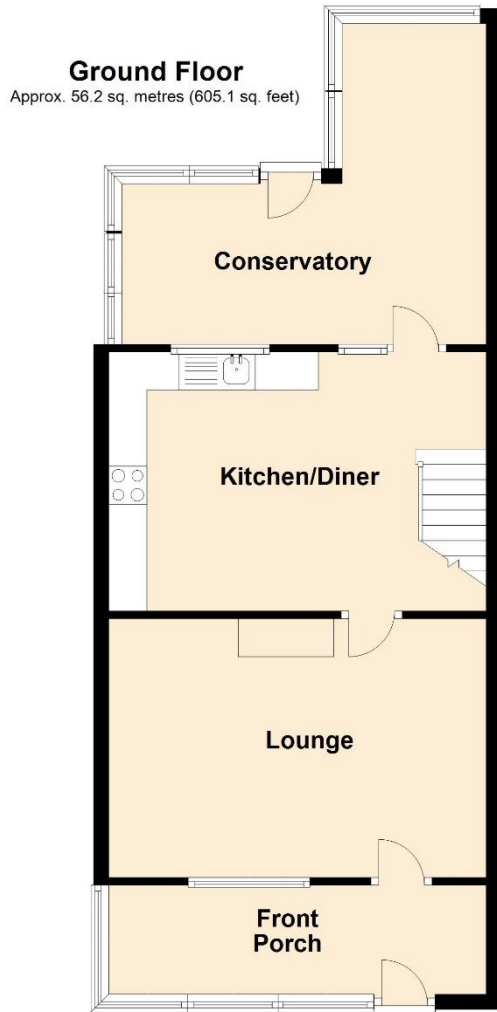
Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

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

Directions: For satellite navigation use the post code LL13 9PD. Leave the inner ring road by Eagles Meadow turning by the Anise Restaurant onto Smithfield Road. Continue to the next roundabout at which turn right. Continue along Queensway and over the first roundabout. At the second roundabout turn left onto Prince Charles Road. After the Co-Op Convenience Store turn right into Anthony Eden Drive, after 0.2 miles take a right hand turn into Gernant and immediately left into Cefndre. This will bring you to the rear of the property (on left-hand side). At the end of the cul-de-sac there is a pedestrian pathway on the left-hand side which will bring you to the front of the property.





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