

# BOWEN

PROPERTY SINCE 1862



Asking Price £295,000

26 Sandway Road, Wrexham LL11 2PS

🏠 5 Bedrooms

🚿 2 Bathrooms

## 26 Sandway Road, Wrexham LL11 2PS



### General Remarks

A traditional detached family house in a sought-after residential location occupying a plot that extends to approximately 0.18 acres. In previous years the house has been extended to provide four reception room and five bedroom accommodation with two bathrooms and a downstairs W.C. There is now excellent potential for works of refurbishment and upgrading. Externally there are broadly level gardens with ample parking and a detached double garage with stairs to loft space. Excellent potential. EPC Rating - 31|F.



### Accommodation

#### On The Ground Floor:

**Entrance Hall:** 16' 6" x 6' 4" (5.04m x 1.94m)

Approached through a solid oak door. Original herringbone woodblock flooring with door-mat recess. Radiator. Stairs off. Coved finish to ceiling.

**Study:** 11' 11" x 6' 11" (3.62m x 2.11m) Original quarry tiled floor. Understairs Store/Pantry off. Radiator. External door to back garden.

**Dining Room:** 11' 0" x 9' 6" (3.36m x 2.90m) Woodblock flooring. Radiator. Coved finish to ceiling. Bay window. Original oak archway to:

**Lounge:** 19' 7" x 10' 11" (5.96m x 3.34m) Original brickette fireplace. Radiator. Two wall-lights. French windows to rear garden. Window to side elevation. Television aerial point.

**Breakfast Room:** 11' 8" x 9' 1" (3.55m x 2.78m) Radiator. Television aerial point. Window to side garden.

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**Kitchen:** 13' 1" x 9' 2" (3.99m x 2.80m) Fitted with a range of shaker-style panel-fronted units comprising stainless steel single drainer sink unit set into base storage cupboards set beneath black solid granite-topped work surfaces. Built-in electric oven and grill (not working) with four-ring electric hob and cooker hood above. Integrated dishwasher (not working). Integrated refrigerator and freezer. Double pantry cupboard. Range of matching suspended wall cupboards. Recess and door to boiler cupboard with floor mounted "Stelrad" gas-fired boiler. Window to side garden.

**Rear Hallway:** 7' 2" x 2' 11" (2.18m x 0.89m) Fitted full-height and width storage cupboards containing hanging hooks and fitted shelving. Tiled floor. Back door.

**Utility Area:** 5' 0" x 3' 1" (1.52m x 0.94m) Space with plumbing for automatic washing machine and dryer. Tiled floor.

**WC/Cloakroom:** 4' 5" x 2' 11" (1.35m x 0.90m) Fitted with a two piece white suite comprising low flush w.c. and wall mounted wash hand basin. Half tiling to walls with border tiles. Tiled floor. Window.





## On The First Floor:

**Landing:** Loft access-point.

**Bedroom 1:** 14' 4" x 10' 11" (4.36m x 3.34m) into bay window. Radiator. Fitted solid mahogany wardrobe with four doors having part glazed frontage containing hanging rails, fitted shelving and drawers.

**Bedroom 2:** 10' 11" x 10' 11" (3.34m x 3.33m) Fitted vanity wash basin with radiator. Fitted wall shelving/book shelving on two walls.

**Bedroom 3:** 12' 3" x 9' 0" (3.73m x 2.75m) Radiator.

**Bedroom 4:** 12' 0" x 9' 1" (3.67m x 2.78m) Radiator.

**Bedroom 5:** 10' 0" x 6' 11" (3.05m x 2.11m) Radiator. Vanity wash hand basin.

**Shower Room:** 6' 11" x 6' 9" (2.11m x 2.06m) Fitted with a three piece white suite comprising close flush w.c., vanity wash hand basin and shower tray. Half tiling to walls with aqua-sheet wall finish to shower having mains powered shower above. Radiator.

**Bathroom:** 7' 1" x 5' 1" (2.16m x 1.55m) Fitted with a three piece white suite comprising close flush w.c., pedestal wash hand basin and mahogany panel to bath. Radiator. Half tiling to walls. Note: The bathroom has had a saniflow waste system to the w.c., which is presently not functional.

**Outside:** The property is approached from the highway by a driveway, which opens to a Parking Area. The Parking Area leads to the detached Garage approximately 7.00m x 5.00m (measured externally) with wooden staircase to upper floor loft space. To the side elevation there is a predominantly lawned garden bounded by mature hedging with mature specimen birch trees. At the rear there is a further garden area together with a Patio. The front garden is laid to lawn with flower border having pathway leading to the front door.

**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 floor mounted "Stelrad" gas-fired boiler situated in the cupboard in the Kitchen.

**Tenure:** Freehold. Full Vacant Possession available upon Completion.

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

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



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**Directions:** From the Agents Wrexham Offices proceed up Regent Street to the traffic lights at which turn right onto Grosvenor Road. At the roundabout continue straight across turning immediately left thereafter onto Grove Road. At the traffic lights turn left onto Chester Road. At the roundabout at the junction of Rhosnesni Lane continue straight across, ascending Acton Hill. Halfway up the hill take the left-hand turning onto Sandway Road and pass the turning for Acton Gate on the right-hand side. Continue until the property is observed on the right-hand side.



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.