



BOWEN
PROPERTY SINCE 1862
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For Sale
01978 340000
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Asking Price £262,500

2 Bedrooms 1 Bathroom

25 Camberley Drive, Wrexham LL12 7LP

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General Remarks

An extended double bay fronted detached bungalow within favoured residential surroundings offering highly flexible accommodation - see floor plan. The property is double-glazed and gas centrally heated and occupies gardens that are not overlooked. To the side there is a driveway to a car port and garage. There is a fitted breakfast kitchen and the bathroom has a four-piece suite including separate shower. EPC Rating – 43|E.

Accommodation

Enclosed Porch: 4' 11" x 2' 11" (1.49m x 0.90m)

Approached through a double-glazed door with matching side reveal. Fitted shelving. Inner part-glazed door to...

Reception Hall: 15' 4" x 4' 10" (4.68m x 1.47m)

Deep coved finish to ceiling. Radiator. Door chime. Cloaks cupboard off. Large loft access point with timber drop-down ladder to storage area - see below.



Breakfast Kitchen: 12' 1" x 11' 1" (3.69m x 3.37m)
Fitted with range of cream toned laminate fronted units having timber trimmings comprising stainless steel single-drainer sink unit set into range of base storage cupboards set beneath ceramic tiled topped work surfaces. Range of matching suspended wall cabinets. Space for cooker with gas point. Fitted cooker hood over. Space with plumbing for automatic washing machine. Space with plumbing for slimline dishwasher. Space for upright fridge/freezer. Wall-mounted 'Worcester' gas fired combination type central heating boiler. Double-glazed window. Tiling to work areas and floor.

Living Room: 14' 11" x 11' 10" (4.55m x 3.60m)
Mahogany effect fire-surround with marbled insert and hearth. Double-glazing. Television aerial point.

Sun Lounge: 12' 0" x 9' 11" (3.67m x 3.02m)
Double-glazed picture window to rear garden. Double-glazed French window to side garden. Radiator. Television aerial point.

Bedroom 1: 12' 11" x 9' 10" (3.93m x 2.99m)
Measured to the face of a full-length range of sliding door, partly mirror-fronted wardrobes containing hanging rails and fitted shelving. Double-glazing to bay window. Radiator. Deep coved finish to ceiling.

Bedroom 2: 11' 0" x 9' 11" (3.35m x 3.02m) Deep coved finish to ceiling. Radiator. Wall-light point.

Note: Presently this area is being utilised as a bedroom. The layout of the property however is flexible in that this room and the Sun Lounge combined was envisaged as a Lounge-through Dining Room. There has been a partition placed, which can be dis-mounted.

The Dining and Sun Room combined would have dimensions of 7.12m x 3.01m (23'3" x 9'8").

Bathroom: 7' 5" x 5' 5" (2.27m x 1.66m) Fitted with four-piece suite finished in 'wild sage' comprising close-flush w.c., pedestal wash-basin, panelled bath and shower tray. Radiator. Extractor. Double-glazed window. Full tiling to walls. Tiled floor.

Loft: 11' 7" x 10' 11" (3.54m x 3.33m) The loft is in two areas and the dimensions are for the area that has flooring, a 'velux' style roof-light and fitted shelving. This area is useable for storage. The second area is partitioned off and is a conventional insulated roof void.

Outside: To the front elevation there is a stocked planted garden set behind brick walling. There are twin metal gates to a tarmac finished driveway, which leads to the brick Garage - see below. At either side there are timber gates, whilst at the rear, adjoining the property there is a paved Patio, beyond which there is a central pathway to a lawned garden, which is bounded by mature screening planting, which affords privacy. Here there is access to the Timber Store.

Garage: 17' 2" x 8' 9" (5.23m x 2.67m) The garage is constructed of rendered brickwork elevations beneath a pitched tile-clad roof. There is storage in the internal roof area and there is an up-and-over door and light and power.

Timber Store: 8' 4" x 6' 9" (2.54m x 2.05m) Glazed window. Fitted shelving.









Services: The property is understood to be connected to mains water, gas, electricity and foul drainage subject to statutory regulations. The central heating is a conventional radiator system effected by the wall-mounted gas-fired 'Worcester' combination type boiler situated in the breakfast kitchen.

Tenure: Freehold with full Vacant Possession available upon Completion.

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

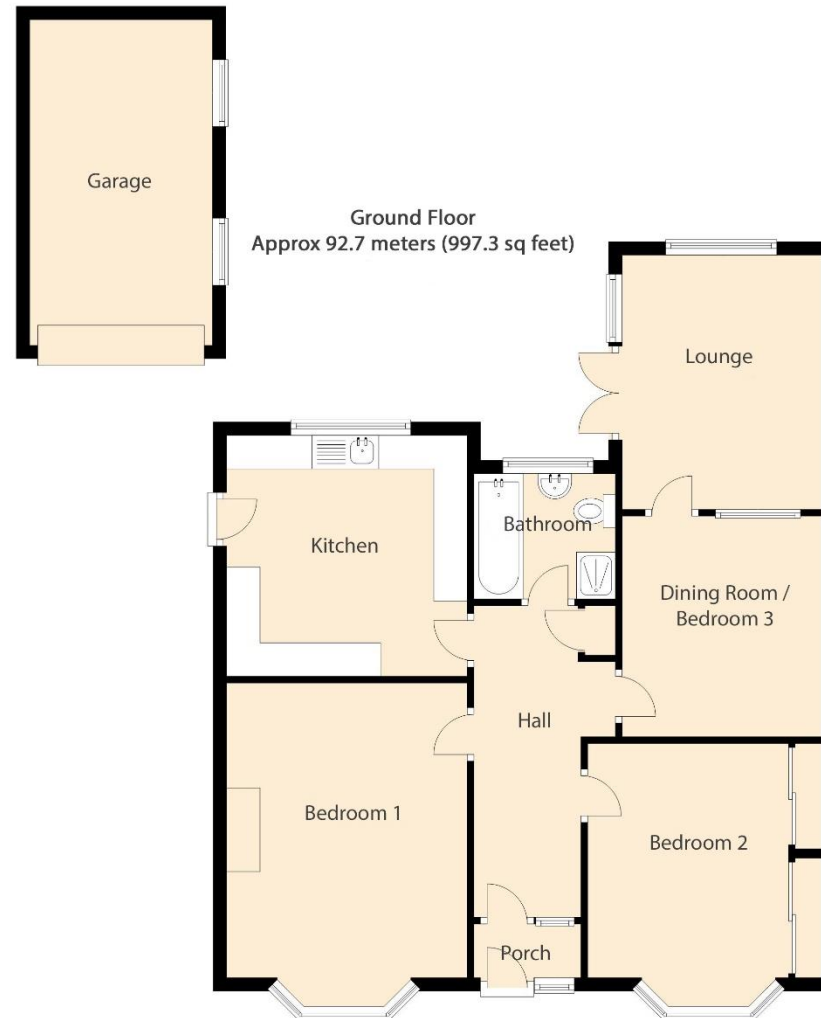
Directions: From the Agent's Wrexham Offices proceed up Regent Street to the traffic lights at which turn right onto Grosvenor Road. At the roundabout continue straight across taking the immediate left-hand turn thereafter onto Grove Road. At the traffic lights continue ahead onto Penymaes Avenue and at the junction with Park Avenue turn left. Continue through the traffic calming and continue, taking the right-hand turning onto Camberley Drive. Continue until the property is observed on the left.

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1 King Street Wrexham LL11 1HF

01978 340000 | bowen.uk.com | wrexhamsales@bowen.uk.com



