



BOWEN

PROPERTY SINCE 1862

Asking Price £275,000

🏠 3 Bedrooms 🚿 2 Bathrooms

3 Church Road, Overton,
Wrexham LL13 0EN

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General Remarks

Situated only a short walk from the centre of the village and all amenities it has to offer, this characterful three bedroom end of terrace cottage boasts a wealth of features including beam ceilings and exposed brick chimney breasts. The rear garden enjoys a good degree of privacy and is larger than average considering its central location and also benefits from a driveway and a detached single garage. Internally the property briefly comprises a living room; dining room; kitchen; conservatory; utility room; downstairs shower room; landing; main bedroom; two further bedrooms and an upstairs shower room. The property is offered for sale with NO ONWARD CHAIN. Main photograph shows rear.



Location: The property is situated in the popular village of Overton on Dee, which offers excellent local amenities including a Primary School, Doctor's Surgery, Village Shops including an award winning Butchers and a Parish Church. Whilst enjoying this popular rural location, the village is only 6.5 miles from Wrexham and 6 miles from Ellesmere, both of which have a good range of amenities. The property is also conveniently located for easy commuting to Chester and Shrewsbury.

Accommodation

On The Ground Floor:

Living Room: 12' 11" x 12' 8" (3.94m x 3.87m) PVCu double glazed door to the front elevation. PVCu double glazed bow window to the front elevation. Radiator. Exposed brick chimney breast. Beam ceiling.

Dining Room: 22' 6" x 10' 0" (6.85m x 3.04m) PVCu double glazed door to the side elevation. PVCu double glazed window to the rear elevation. Radiator. Exposed brick chimney breast. Beam ceiling. Dado rail.

Kitchen: 11' 0" x 11' 0" (3.36m x 3.35m) Wood glazed door to the rear elevation. Wall and base units. One-and-a-half-bowl stainless steel sink and drainer unit with mixer tap. Gas point for cooker. Cooker hood. Space for under-counter fridge and freezer. Radiator. Wall tiling. Tiled floor.

Conservatory: 10' 6" x 9' 7" (3.20m x 2.93m) PVCu double glazed windows. PVCu double glazed door to the side elevation. Tiled floor.

Utility Room: 5' 7" x 5' 3" (1.69m x 1.61m) Plumbing for washing machine. Tiled floor. "Worcester" boiler.

Shower Room: 5' 8" x 5' 5" (1.72m x 1.64m) PVCu double glazed window to the rear elevation. White three piece suite comprising a shower cubicle, low level w.c. and pedestal wash hand basin. Wall tiling. Tiled floor. Radiator.

On The First Floor:

Landing: PVCu double glazed window to the side elevation. Radiator. Attic hatch.

Bedroom 1: 12' 11" x 12' 8" (3.94m x 3.87m) Two PVCu double glazed windows to the front elevation. Radiator. Feature fire surround. Exposed brick chimney breast.

Bedroom 2: 11' 11" x 11' 1" (3.64m x 3.37m) PVCu double glazed window to the rear elevation. Radiator.

Bedroom 3: 10' 0" x 9' 5" (3.06m x 2.87m) PVCu double glazed window to the rear elevation. Radiator. Feature fire surround.

Shower Room: 6' 8" x 5' 7" (2.03m x 1.70m) Wall mounted shower, low level w.c. and wash hand basin. Wall tiling. Heated towel rail.

Outside: Externally there are low maintenance gardens to the front and side elevations, whilst the rear garden, which is a good size considering its proximity to the centre of the village, combines a paved Patio leading off the Conservatory with a lawned section interspersed by mature plants and shrubs.









There is also a driveway at the end of the garden leading up to the Detached Single Garage and Outbuilding.

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 boiler situated in the Utility Room.

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

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 65|D.

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

Directions: For satellite navigation purposes use the post code LL13 0EN. Proceed out of Wrexham on the A525 through Hightown and on entering the village of Marchwiel take the first turning on the right after The Red Lion Public House onto the A528. At the roundabout take the second exit and continue on the A528 until entering the village of Overton on Dee. Proceed along the High Street and as the road bends to the left, take the first left into Church Road and the property will be observed almost immediately on the right-hand side of the road.

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BEWARE
OF THE
DOG

