

BOWEN

PROPERTY SINCE 1862



Asking Price £298,000

3 Bedrooms 2 Bathrooms

23 Eversley Court, Minera,
Wrexham LL11 3YZ

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General Remarks

A well-presented three bedroom (en-suite) detached bungalow having conservatory extension occupying a position within a village cul-de-sac. The accommodation has been upgraded with the refitting of the kitchen, which has a range of integrated appliances, and the whole has been double glazed with modern timber-effect frames. There is a modern central heating boiler, landscaped garden and brick paved parking driveway to garage with electric door. Viewing recommended.

Accommodation

Entrance Vestibule: 3' 1" x 4' 6" (0.93m x 1.38m)

Approached through a double glazed door having full-height double-glazed side reveal. Coved finish to ceiling. Inner part-glazed door with side reveal to...



Reception: 14' 0" x 3' 7" (4.26m x 1.10m) Double doors to fitted cloaks cupboard which contains hanging rail and fitted shelving. Smoke alarm. Radiator. Loft access point to insulated roof space. Central heating thermostat. Airing cupboard containing hot water cylinder with fitted shelving above.

Lounge and Dining Room

Viz:

Dining Area: 9' 9" x 7' 7" (2.98m x 2.30m) Double glazed window to front elevation. Radiator. Coved finish to ceiling. Open plan to...

Lounge Area: 13' 2" x 11' 9" (4.02m x 3.59m) Stone effect fireplace and hearth having fitting living flame coal effect gas fire in brass finished surround. Television aerial point. Radiator. Coved finish to ceiling. Double glazed French doors opening to...

Breakfast Kitchen: 13' 5" x 10' 1" (4.08m x 3.07m). Fitted with ranges of cream toned laminate fronted units having contrasting laminate granite-effect work surfaces including a composite one-and-a-half-bowl single drainer sink inset into a range of base cabinets incorporating an electric halogen hob with concealed filter hood above set between a range of suspended wall cabinets. Integrated fridge and freezer. Glazed dresser unit with wine-rack and pan drawers. Eye-level electric oven. Radiator. Integrated dishwasher.

Conservatory: 11' 6" x 10' 7" (3.51m x 3.22m) Constructed in a Victorian style with double glazed elevations above a brick plinth beneath a twin-wall polycarbonate roof. Double glazed French doors to outside. Radiator. Tiled floor. Fitted ceiling fan.

Inner Hallway:

Bedroom 1: 13' 7" x 11' 9" (4.13m x 3.58m) Radiator. Double glazed window. Television aerial point.

En-Suite Shower Room: 8' 9" x 2' 7" (2.66m x 0.80m) Fitted with a three piece suite finished in 'Champagne' comprising close-flush w.c., shower tray and wall-mounted wash basin. Part tiling to walls with full tiling to shower. Electric shower. Glazed cubicle. Double glazed window. Radiator. Electric shaver point.

Bedroom 2: 13' 5" x 10' 3" (4.10m x 3.12m) Radiator. Double glazed window. Dimmer control lighting. Coved finish to ceiling.

Bedroom 3: 9' 7" x 7' 1" (2.91m x 2.16m) Radiator. Double glazed window.

Bathroom: 8' 8" x 6' 9" (2.63m x 2.06m) Fitted with modern three piece suite comprising whisper peach close-flush w.c., whisper peach pedestal wash basin and easy access white panelled bath. Full tiling to walls. Heated towel rail. Double glazed window.









Outside: To the front elevation there is a lawned garden with wide pavier and edged driveway to an Integral Garage - fitted with electric roller door and having light and power. There is a pathway and assistance ramp to the front door. At either side there are secure gates and pathways to the rear.

The rear garden has a level stone paved patio seating area leading to sculpted gravel beds with flanking curved lawn and adjoining hard-standing with greenhouse. There is also a timber store shed.

Services: Mains water, electricity and foul drainage are understood to be connected to the property subject to statutory regulations. The central heating is a conventional radiator system effected by a 'Baxi' oil-fired boiler.

Tenure: Freehold with full Vacant Possession upon Completion.

Viewing: By prior appointment with the Agents.

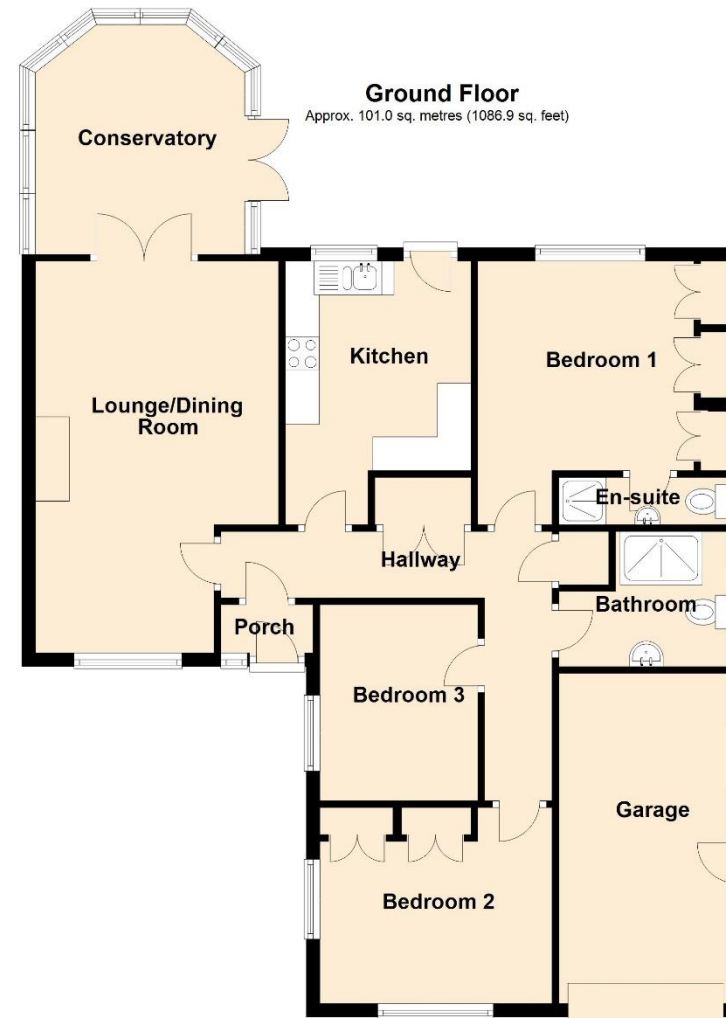
EPC: EPC Rating – 48|E.

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

Directions: Leave Wrexham on the A525 Ruthin Road ascending the hill into the village of Coedpoeth. Pass all the way through the village, and just before arriving at the former Five Crosses Public House take the left-hand turning signposted B5426 Minera. Continue into Minera and through the traffic calming measures and after Minera School fork right onto Church Road. Take the right-hand turning onto Vicarage Hill and then next left into Eversley Court. Bear next left and continue until the property is approached ahead.

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