

# BOWEN

PROPERTY SINCE 1862



Offers in the region of £165,000

178 Bryn Offa, Wrexham LL13 7UA

🏠 3 Bedrooms

🚿 1 Bathroom

## 178 Bryn Offa, Wrexham LL13 7UA



### General Remarks

NO CHAIN. A thoroughly modernised, just redecorated end terrace house in a convenient location opposite Morrisons on the Ruthin Road providing three bedroom accommodation with every amenity. Ready to walk into.

This end terrace property has previously been extensively modernised, just redecorated and is now ready to walk into. Approached from the side it comprises an entrance hall, full width 19'6" lounge, light oak finished shaker style dining kitchen with electric oven and gas hob, landing to three bedrooms, two with wardrobes, and a white bathroom. The property has been re-roofed and features PVCu double glazing, panelled white internal doors with chrome furniture, a replacement gas combi boiler, fitted floor coverings and blinds. The property is covered by a current gas safety certificate and EICR electrical report. **RECOMMENDED.**

**Location:** The property is conveniently situated on the Ruthin Road directly opposite Morrisons Supermarket, a few hundred yards from Clywedog Secondary School and Bellevue Park. The city centre is about a miles walk.

**Constructed** of brick-faced external cavity walls beneath a re-tiled roof.

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Your home may be repossessed if you do not keep up repayments on your mortgage

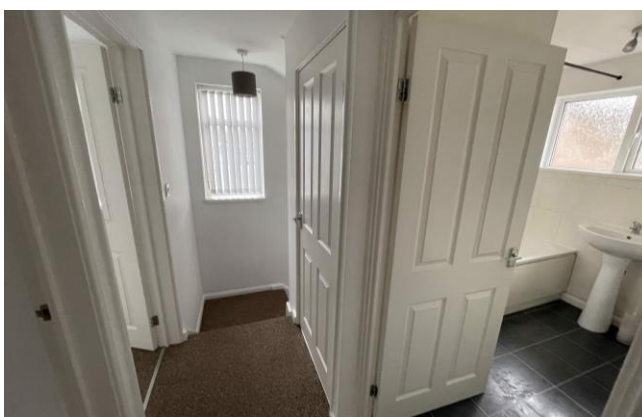
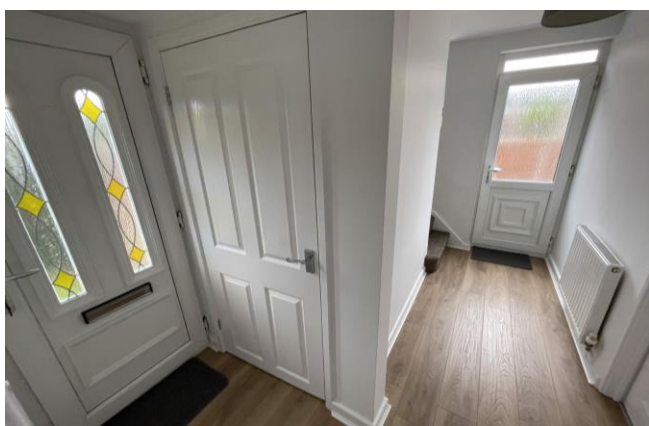
AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in 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.

## Accommodation

### On The Ground Floor:

**Entrance Hall:** Approached through a PVCu framed part double glazed door at the side. Radiator. Understairs storage cupboard. Double power point. Laminate flooring. Part double glazed PVCu framed external door to the rear.

**Lounge:** 19' 6" x 11' 6" (5.94m x 3.50m) Dual aspect with windows to front and side. Radiator. Television aerial point. Three double power points.



### Dining Kitchen: 11' 9" x 11' 3" (3.58m x 3.43m)

Fitted with light oak shaker-style laminate fronted units including a single drainer one-and-a-half-bowl sink set into a range of five-doored base units including two corner cabinets and with extended work surfaces, beneath which there is plumbing for a washing machine and a built-under electric oven. Inset gas hob with an integrated extractor hood above set between seven-doored suspended wall cabinets, one concealing the "i-mini C30" combination gas-fired boiler. Ceramic tiled splash-back. Tiled floor. Four double and one single power points exposed.





## On The First Floor:

**Landing:** Linen cupboard with radiator and fitted shelving. Access-point to insulated loft space. Smoke alarm.

**Bedroom 1:** 12' 8" x 11' 6" (3.86m x 3.50m)  
Radiator. Two double power points. Three-doored wardrobe.

**Bedroom 2:** 11' 3" x 9' 7" (3.43m x 2.92m)  
Radiator. One double power point. Three-doored wardrobe.

**Bedroom 3:** 11' 4" x 6' 6" (3.45m x 1.98m)  
Radiator. Double power point.

**Bathroom:** 7' 11" x 6' 3" (2.41m x 1.90m) maximum. Fitted three piece white/chrome suite comprising a panelled bath with shower mixer tap attachment, pedestal wash-hand basin and close coupled w.c. Slate-effect laminate flooring. Part tiled walls. Extractor fan. Chrome ladder radiator.

**Outside:** Mainly grassed gardens to the front and side elevations. Fenced Rear Yard with a brick-built Shed. Outside light and tap.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "i-mini C30" combination gas-fired boiler concealed within the kitchen units.

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

**Note:** The fitted floor coverings and blinds are to be included at the sale price.

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

**EPC:** EPC Rating – 72|C.

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

**Directions:** For satellite navigation use the postcode LL13 7UA. From the city centre proceed down Bradley Road to the traffic lights at the junction with Ruthin Road at which turn right. After passing over the railway bridge the property will be observed as the first house on the left set back behind the lay-by after passing the RAFA Club.



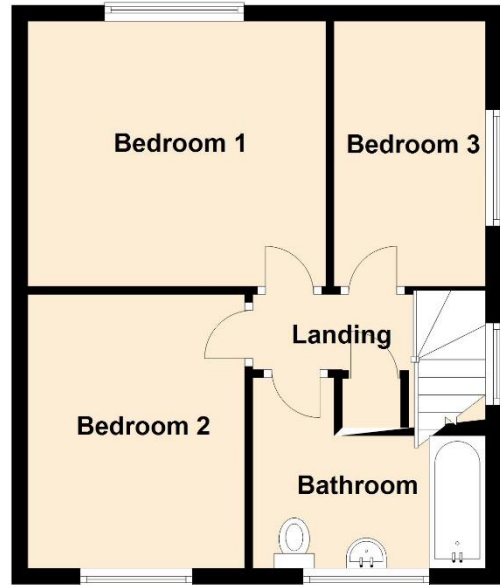
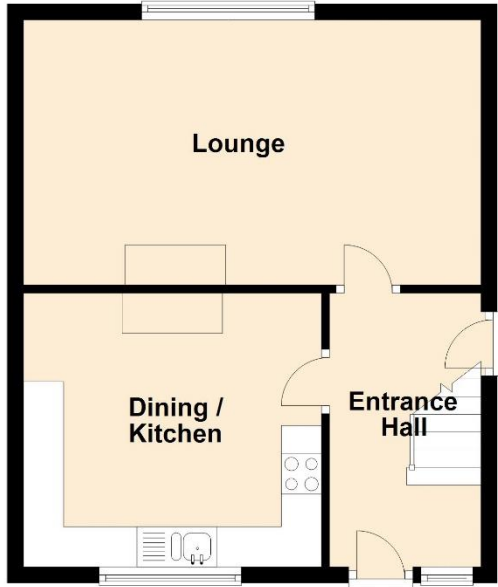
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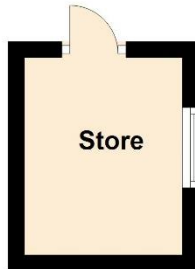
## First Floor

Approx. 38.8 sq. metres (417.9 sq. feet)



## Ground Floor

Approx. 43.7 sq. metres (470.0 sq. feet)



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