

BOWEN

PROPERTY SINCE 1862



Asking Price £240,000

7 Hirwaun, Wrexham LL11 3EF

🏠 4 Bedrooms

🚿 2 Bathrooms

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General Remarks

Located in a popular modern development on the fringes of Wrexham, this well-appointed four bedroom semi-detached house benefits from a spacious kitchen/diner, an en-suite shower room to the main bedroom, and a recently landscaped rear garden. With double glazing throughout and a combination boiler, the living accommodation briefly comprises an entrance hallway, downstairs w.c., kitchen/diner, living room with French doors leading out to the garden, first floor landing, three bedrooms, family bathroom with white suite and a second floor landing (which could be used as a dressing room) and the main bedroom with an en-suite. In summary, a cracking family home and an early viewing is advised.

Location: Located in the residential area of Pentre Bach only a couple of miles out of Wrexham City Centre. The property is conveniently situated for access to the A483 by-pass together with the Maelor Hospital, Glyndwr University and Moneypenny.

Accommodation

On The Ground Floor:

Entrance Hallway: Double glazed composite door to the front elevation. Radiator. Wood-effect flooring.

Downstairs WC: PVCu double glazed window to the front elevation. White two piece suite comprising a low level w.c. and pedestal wash hand basin. Wall tiling. Tiled floor.

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Kitchen Diner: 17' 0" x 8' 7" (5.19m x 2.61m)

PVCu double glazed window to the front elevation. Modern wall and base units with complementary wood-effect work surfaces and splash-backs. One-and-a-half-bowl stainless steel sink and drainer unit with mixer tap. Integral gas hob. Cooker hood. Integral electric oven. Integral fridge and freezer. Plumbing for washing machine. Tiled floor. Radiator. Cupboard housing a "Potterton" combination boiler.

Living Room: 15' 8" x 10' 4" (4.78m x 3.16m)

PVCu double glazed French doors to the rear elevation. Two PVCu double glazed windows to the rear elevation. Wood-effect flooring. Radiator. Storage cupboard.

On The First Floor:

Landing: Radiator.

Bedroom 3: 10' 2" x 8' 10" (3.10m x 2.69m)

PVCu double glazed window to the front elevation. Radiator.





Bedroom 4: 7' 1" x 6' 7" (2.17m x 2.00m) PVCu double glazed window to the front elevation. Radiator.

Bathroom: 8' 10" x 6' 8" (2.68m x 2.02m) PVCu double glazed window to the side elevation. Three piece white suite comprising a panelled bath, low level w.c. and pedestal wash hand basin. Radiator. Tiled floor. Wall tiling. Storage cupboard.

On The Second Floor:

Landing: 8' 6" x 5' 5" (2.59m x 1.65m) Double glazed sky-light to the rear elevation.

Bedroom 1: 15' 9" x 10' 9" (4.79m x 3.28m) maximum. PVCu double glazed window to the front elevation. Radiator. Attic hatch.

En-Suite Shower Room: 6' 10" x 5' 5" (2.09m x 1.66m) Double glazed sky-light to the rear elevation. Three piece white suite comprising a shower cubicle, low level w.c. and pedestal wash hand basin. Wall tiling. Tiled floor. Radiator.

Outside: Externally there is a driveway to the side of the property which accommodates Parking for a couple of cars. The rear garden has recently been landscaped and now combines a paved Patio leading off the Living Room with flat lawned sections and raised beds. There is also a modern Outbuilding with power and lighting at the end of the garden.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Potterton" gas-fired combination boiler situated in the Kitchen.

Tenure: Leasehold - full details to follow - could you kindly let us have details of the lease, ground rent, service charge etc. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 77|C.

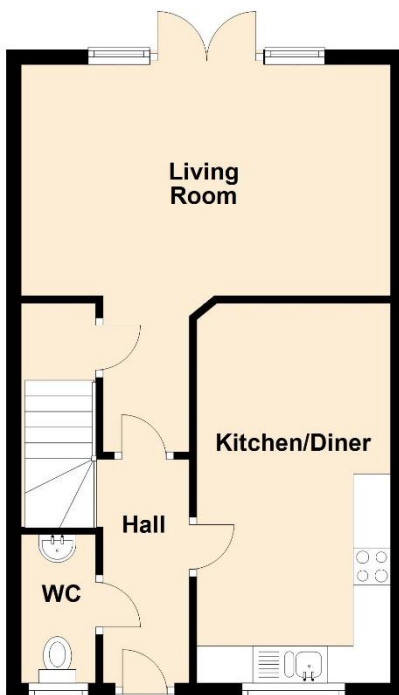
Council Tax Band: The property is valued in Band "E".



Directions: For satellite navigation purposes use the post code LL11 3EF. From the Agents Wrexham Offices proceed up Regent Street to the traffic lights at which turn left into Bradley Road. Pass through the traffic lights and continue to the roundabout. Continue straight across into Bradley Road. Continue to the traffic lights and turn right onto Ruthin Road. Proceed along this road passing the Supermarkets and upon reaching the second set of traffic lights turn right into Croesnewydd Road. Turn right into Bryn Coch then take the fourth right-hand turning into Hirwaun, when the property will be observed on the left-hand side of the road.

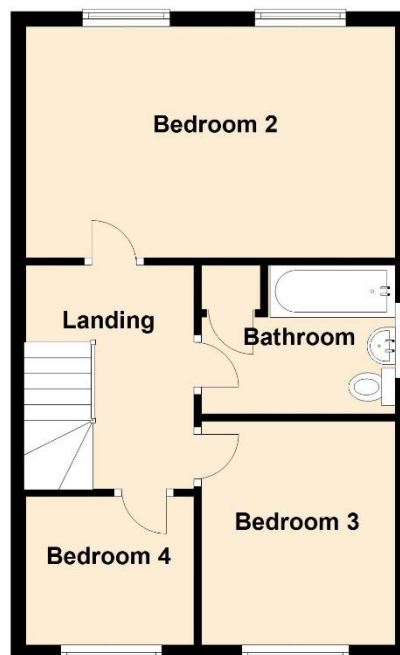
Ground Floor

Approx. 41.2 sq. metres (443.4 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.4 sq. feet)



Second Floor

Approx. 25.1 sq. metres (269.8 sq. feet)



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.