



**BOWEN**

PROPERTY SINCE 1862

Asking Price £245,000

3 Bedrooms 1 Bathroom

30 Greenfield, Rhosddu,  
Wrexham LL11 2NR

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## General Remarks

This stunning three bedroom period property is tucked away towards the end of a cul-de-sac less than mile from the city centre and has been comprehensively modernised by the current owners in the last few years. The extended living accommodation now combines high quality fixtures and fittings with numerous character features and also boasts a spacious dual aspect kitchen/diner, two reception rooms and a downstairs w.c. Beautifully presented throughout, the property briefly comprises an entrance hallway with a staircase leading to the main cellar, living room with feature bay window and original coving, sitting room, downstairs w.c., kitchen/diner, landing, main bedroom, two further bedrooms and a large bathroom complete with a white four piece suite. The property is offered for sale with the benefit of NO ONWARD CHAIN and an early viewing could not come more highly recommended.



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1 King Street Wrexham LL11 1HF

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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.

**Location:** The property is situated in a popular residential area only half a mile from the city centre. Local amenities include Rhosddu Primary School, a Park with a children's play area and a 24 hour SPAR Convenience Store and Post Office.

## Accommodation

### On The Ground Floor:

**Entrance Hallway:** Double glazed composite door to the front elevation. Radiator. Access to the Main Cellar which measures 5.86m x 3.63m.

**Living Room:** 16' 3" x 15' 7" (4.95m x 4.74m) including the bay. PVCu double glazed sash bay window to the front elevation. Wood-effect flooring. Radiator. Coved ceiling. Ceiling rose. Fire recess.

**Sitting Room:** 14' 2" x 12' 4" (4.31m x 3.75m) PVCu double glazed French doors to the rear elevation. Radiator.

**Downstairs WC:** Two piece white suite comprising a low level w.c. and wash hand basin. Wood-effect flooring. Radiator. "Ideal" combination boiler.

**Kitchen/Diner:** 21' 5" x 9' 7" (6.54m x 2.93m) PVCu double glazed window to the rear elevation. Two PVCu double glazed windows to the side elevation. PVCu double glazed door to the side elevation. Cream wall and base units with wood-effect work surfaces and splash-backs. Integral electric hob. Cooker hood. Integral electric oven and separate grill. Integral fridge freezer. Integral washing machine and dishwasher. Sink and drainer unit with mixer tap. Radiator. Wood-effect flooring. Additional storage cupboard.

### On The First Floor:

**Landing:** Radiator.

**Bedroom 1:** 13' 9" x 12' 4" (4.20m x 3.76m) PVCu double glazed sash window to the rear elevation. Radiator. Attic hatch.

**Bedroom 2:** 12' 4" x 12' 0" (3.77m x 3.67m) PVCu double glazed sash window to the front elevation. Radiator.

**Bedroom 3:** 8' 3" x 7' 5" (2.52m x 2.25m) PVCu double glazed sash window to the front elevation. Radiator.

**Bathroom:** 12' 4" x 10' 0" (3.76m x 3.06m) PVCu double glazed sash window to the rear elevation. Four piece white suite comprising a free-standing bath, shower cubicle, low level w.c. and wash hand basin set into cabinet. Contemporary style radiator. Down-lighters.

**Outside:** Externally there is a double-width patterned concreted driveway to the front of the property together with a lawned garden and Patio Area. The rear garden enjoys a good degree of privacy and combines a Decked Area with steps down to a further Patio. In the rear garden there are also steps down to the second cellar.

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









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

**Agent's Note:** The vendors of this property are associated with a member of staff at Bowen.

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

**EPC:** EPC Rating – 68|D.

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

**Directions:** From the Agents Wrexham Offices proceed up Regent Street to the traffic lights at which turn right into Grosvenor Road. At the roundabout turn left into Rhosddu Road. Continue along Rhosddu Road and take the first turning on the right after the SPAR into Greenfield and the property will be observed on the right-hand side of the road towards the end of the cul-de-sac.

## Start your property journey with us today

We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.



## Get the most out of your property

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