

# BOWEN

PROPERTY SINCE 1862



Offers in the region of £235,000

16 Tudor Road, Wrexham LL13 7HF

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🏠 3 Bedrooms

🚿 1 Bathrooms

## 16 Tudor Road, Wrexham LL13 7HF



### General Remarks

**NO CHAIN** - A mature detached three-bedroom bungalow occupying a private corner plot with south facing side and rear gardens at the head of a cul-de-sac in a popular area about a mile equidistant between the city centre and the open walks in Erddig National Trust. EPC Rating - 40|E.

This detached bungalow was constructed in the late 1960's and comprises an entrance hall, bay windowed lounge with open fireplace and parquet floor; kitchen; three bedrooms, one last used as a dining room and leading to a conservatory; bathroom with over-bath shower. The property is gas centrally heated and PVCu double glazing with matching fascias and soffits is installed. The property occupies a fan-shaped plot with well screened south facing private gardens to one side and the rear. A side drive leads to a detached pre-cast garage. The bungalow offers terrific potential for refurbishment and extension if desired.

**Location:** The bungalow stands at the head of a cul-de-sac within a popular residential area less than a mile equidistant between the city centre and the open walks available within the grounds of Erddig National Trust which lies on the southerly fringe of the city. There is a choice of local Primary Schools and St. Josephs High School is nearby. Locally there are a variety of Shops and The Squire Yorke Pub Restaurant.

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

### Accommodation

**Entrance Hall:** to:

**Lounge:** 14' 7" x 10' 10" (4.44m x 3.30m) into bay window. Open tiled fireplace. Parquet floor. Two radiators. Deep coved ceiling. Television aerial point. Two double power points. Telephone point.

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**Kitchen:** 9' 10" x 9' 7" (2.99m x 2.92m) Fitted laminate-fronted units including a single drainer stainless steel sink unit. Matching double base unit and single and double suspended wall cabinets. Airing cupboard with immersion heater fitted to the hot water cylinder. Further built-in cupboard and separate boiler cupboard with a wall mounted "Baxi" gas fired central heating boiler. Ceramic tiled floor. Electric cooker point. Two double power points. Top-loading "Hotpoint" washing machine and free-standing "Hotpoint" electric cooker.

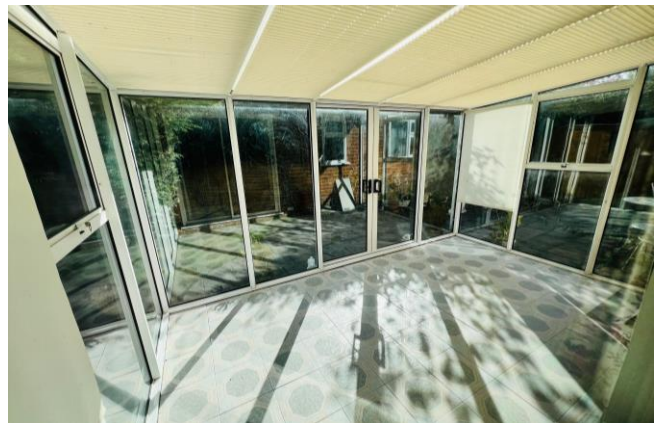
**Side Porch:** 7' 2" x 3' 4" (2.18m x 1.02m)

**Bedroom 1:** 12' 0" x 10' 5" (3.65m x 3.17m) Radiator. Two double power points.

**Bedroom 2:** 10' 0" x 9' 5" (3.05m x 2.87m) including ranges of four-doored fitted wardrobes and bedside units. Double power point. Radiator.

**Bedroom 3/Dining Room:** 9' 9" x 8' 0" (2.97m x 2.44m) Radiator. Double power point. Sliding aluminium framed double glazed doors to:

**Conservatory:** 12' 0" x 8' 3" (3.65m x 2.51m) Of PVCu coated aluminium framed single glazed construction with patio doors to the rear garden.





**Bathroom:** 6' 2" x 5' 10" (1.88m x 1.78m) Fitted three piece pink shaded suite comprising a panelled bath with an "Essentials" electric shower above, pedestal wash hand basin and low level w.c.

**Outside:** Flagged and concreted side drive to a detached pre-cast Single Garage 16' x 8' (4.87m x 2.43m). Pedestrian gates to both sides of the bungalow leads to the south facing side and rear gardens which are predominantly lawned with heavily stocked shrubbery and hedgerow borders, also including a flagged Patio Area. Outside tap and lighting system.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Baxi" gas-fired boiler concealed within a cupboard in the Kitchen.

**Tenure:** Freehold. Vacant Possession on Completion.

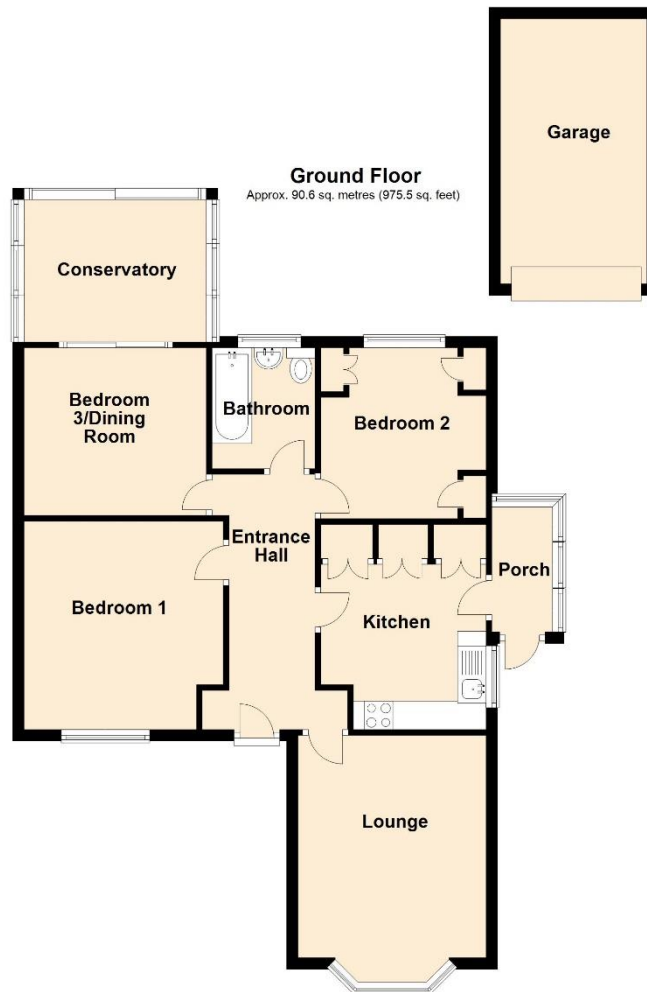
**Note:** The carpets and curtains as fitted are to be included at the sale price.

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

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

**Directions:** For satellite navigation use the post code LL13 7HF. From the city centre follow the inner ring road down Bradley Road. Continue to the mini-roundabout at the junction with Ruabon Road at which proceed straight across onto Fairy Road. Turn third right onto Sontley Road. Pass St. Josephs School on the right and turn second left onto Percy Road. Continue until taking the third right into Tudor Road about 75 yards before reaching a mini-roundabout. The bungalow will be found in the top right-hand corner of the road.





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