



BOWEN

PROPERTY SINCE 1862

Asking Price £270,000

🏠 4 Bedrooms 🚿 2 Bathrooms

11 Bath Road, Wrexham LL13 7PN

11 Bath Road, Wrexham LL13 7PN

General Remarks

A spacious and well proportioned four bedroom detached family home requiring internal modernisation throughout. Occupying a generous sized plot within the Fairy Road Conservation Area of Wrexham, the property is available with NO ONWARD CHAIN. Single garage and ample off-road parking facilities. Potential to be a wonderful family home.

Accommodation

Entrance Hallway: 5' 2" x 4' 0" (1.58m x 1.22m)
Part glazed PVCu entrance door. Frosted double glazed window. Tiled flooring. Decorative coving. Storage cupboard. Part glazed door to:

Living Room: 17' 8" x 15' 1" (5.38m x 4.61m) Fitted carpet. Double glazed bow window. Power points. Ceiling light point. Two wall-light points. Television aerial point. Radiator. Decorative coving. Staircase to First Floor. Coal-effect gas fire with marble effect hearth with a solid wood surround and mantel-piece.



Sitting Room: 15' 10" x 10' 11" (4.83m x 3.32m)
Fitted carpet. Double glazed bow window. Radiator. Power points. Television aerial point. Decorative coving. Ceiling light point. Three wall-light points. Coal-effect electric fire set on a tiled hearth with a sold wood surround.

Kitchen: 14' 11" x 8' 2" (4.54m x 2.48m) Comprising a range of fitted wall and base units with a laminate work-top surface and tiled splash-back. Circular stainless steel sink unit with draining board. Four ring "Bosch" gas hob with "New World" extractor hood over. Built in "Zanussi" double oven/grill. Power points. Two double-glazed windows. Tiled flooring. Plumbing for dishwasher. Plumbing for washing machine. Two ceiling light points. Wall mounted "Worcester" gas central heating boiler. Part glazed PVCu door leading to garden. Open archway to:

Dining Room: 11' 0" x 9' 11" (3.36m x 3.02m) Tiled flooring. Power points. Radiator. Decorative coving. Ceiling light point. Timber framed glazed double opening doors to:

Conservatory: 13' 6" x 9' 1" (4.11m x 2.76m) Tiled flooring. Radiator. Power points. Two wall-light points. PVCu door leading out to the garden.

On The First Floor:

Landing: Fitted carpet. Power points. Ceiling light point. Decorative coving. Storage cupboard.

Bedroom 1: 14' 5" x 11' 9" (4.40m x 3.59m) (max) Double glazed window. Radiator. Power points. Ceiling light point. Telephone point. Airing cupboard housing hot water cylinder. Range of fitted wardrobes, bedside cabinets and over-bed wardrobe storage.

En-Suite: 7' 5" x 5' 10" (2.27m x 1.79m) Low level w.c., pedestal wash hand basin and panelled bath. Chrome shower attachment and mixer taps. Part tiled walls. Frosted double glazed window. Radiator. Vinyl flooring. Ceiling light point.

Bedroom 2: 12' 6" x 11' 0" (3.80m x 3.35m) Fitted carpet. Double glazed window. Radiator. Power points. Ceiling light point. Telephone point.

Bedroom 3: 12' 8" x 8' 11" (3.87m x 2.73m) Fitted carpet. Radiator. Power points. TV aerial. Double-glazed window. Ceiling light point. Built in storage cupboard.

Bedroom 4: 11' 2" x 8' 10" (3.41m x 2.70m) Fitted carpet. Double glazed window. Radiator. Ceiling light point. Power points.

Shower Room: 6' 0" x 5' 11" (1.82m x 1.80m) Low level w.c. Pedestal wash hand basin. Fully tiled corner shower enclosure with "Aquamatic 3" electric shower unit. Vinyl flooring. Frosted double glazed window. Part tiled walls. Radiator. Ceiling light point.





Directions: From the Agents Offices proceed up Regent Street bearing left at the traffic lights and continuing ahead past the former Fire Station continuing to the roundabout and over onto Bradley Road. Continue straight through the traffic lights and at the Fairy Road roundabout turn left onto Ruabon Road. Take the second turning right onto Bath Road, when the property will be approached on the left-hand side.

Outside: To the front of the property there is ample Off-Road Parking facilities leading to the attached Single Garage. Fenced boundaries and garden to front. Gated side access. Rear garden with paved Seating Areas. Outdoor tap. Fenced boundaries.

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

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

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 67|D.

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





Get the most out of your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

BOWEN

SINCE 1862

1 King Street Wrexham LL11 1HF

01978 340000 | bowen.uk.com | wrexhamsales@bowen.uk.com

