

A two-story brick house with a gabled roof and a prominent stone chimney. The house features a large dark grey garage door on the left, a central entrance with a glass door, and several windows with dark frames. The front garden is green with some shrubs. The sky is overcast.

BOWEN

PROPERTY SINCE 1862

Offers in excess of £500,000

🏠 4 Bedrooms 🚿 2 Bathrooms

6 Green Park, Wrexham LL13 7YE

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General Remarks

Located in one of the most sought after residential areas in Wrexham, within walking distance of Erddig, 6 Green Park is a substantial, extended, four double bedroom detached house which benefits from a good sized rear garden that enjoys a good degree of privacy. With three reception rooms, a kitchen/breakfast room, and a ground floor study there is a good feeling of space throughout and the main bedroom also boasts a recently remodelled en-suite shower room. Internally the property briefly comprises an entrance porch, hallway with ample built-in storage, downstairs w.c., large living room, study, kitchen/breakfast room, dining room, garden room, landing, main bedroom and en-suite, three further double bedrooms, all of which have built in wardrobes, and a bathroom. In summary, a cracking family home, in a desirable area, with the potential to modernise the living accommodation to the new owners' personal tastes. Viewing advised.



Location: The property occupies a generous plot within a Conservation Area on one of the most sought after cul-de-sacs in Wrexham, approximately one mile from the city centre and only a short distance from Erddig National Trust. It is about one mile from the nearest access-point onto the A483 and local amenities include a Convenience Store, Hickory's, St. Giles Primary School and St. Josephs Secondary School.

Accommodation

On The Ground Floor:

Entrance Porch: Wood-effect double glazed door and windows to the front elevation. Tiled floor.

Hallway: Wooden framed door and side panel to the front elevation. Wood-effect flooring. Radiator. Understairs storage cupboard. Additional storage cupboard. Coved ceiling.

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

Living Room: 23' 7" x 14' 4" (7.18m x 4.37m) PVCu double glazed window to the front elevation. PVCu double glazed patio doors to the rear elevation. Two radiators. Gas fire with feature surround. Coved ceiling.

Study: 12' 6" x 7' 0" (3.82m x 2.13m) PVCu double glazed window to the side elevation. Radiator.

Kitchen/Breakfast Room: 15' 10" x 10' 3" (4.83m x 3.12m) PVCu double glazed windows to the rear and side elevations. Wood glazed door to the side elevation. Wall and base units with complementary work surfaces. One-and-a-half-bowl ceramic sink and drainer unit with mixer tap. Integral gas hob and cooker hood. Integral electric oven. Plumbing for washing machine and dishwasher. Wall tiling. Tiled floor. Radiator.

Dining Room: 12' 6" x 10' 2" (3.81m x 3.11m) PVCu double glazed window to the rear elevation. Radiator.

Garden Room: 14' 3" x 9' 11" (4.34m x 3.03m) Three PVCu double glazed windows to the rear elevation. Wooden glazed double door to the side elevation. Radiator. Wood-effect flooring.

On The First Floor:

Landing: Attic hatch. Airing cupboard.

Bedroom 1: 15' 11" x 11' 1" (4.86m x 3.37m) PVCu double glazed window to the front elevation. Radiator. Built-in wardrobes.

En-Suite Shower Room: 7' 3" x 5' 6" (2.22m x 1.68m) PVCu double glazed window to the side elevation. Shower cubicle, low level w.c. and wash hand basin set into cabinet. Wall tiling. Tiled floor. Heated towel rail. Down-lighters.

Bedroom 2: 16' 0" x 10' 5" (4.87m x 3.18m) PVCu double glazed window to the rear elevation. Radiator. Built-in wardrobes.









Bedroom 3: 14' 3" x 10' 2" (4.35m x 3.11m) PVCu double glazed window to the rear elevation. Radiator. Built-in wardrobes. Large walk-in storage cupboard.

Bedroom 4: 12' 4" x 7' 1" (3.75m x 2.15m) plus recess. PVCu double glazed window to the front elevation. Radiator. Built-in wardrobes.

Bathroom: 10' 10" x 8' 0" (3.31m x 2.45m) maximum. PVCu double glazed window to the side elevation. Three piece suite comprising a panelled bath, low level w.c. and wash hand basin set into cabinet. Radiator. Wall tiling. Tiled floor.

Outside: Externally there is a lawned garden to the front of the property which is bordered by planted beds. To the front elevation there is also a good sized patterned concrete driveway providing ample Off-Road Parking leading up to the Integral Double Garage. The rear garden, which enjoys a good degree of privacy due to the mature hedging, combines a further lawned area with a paved Patio, which makes for an ideal entertaining space.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional gas-fired system.

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

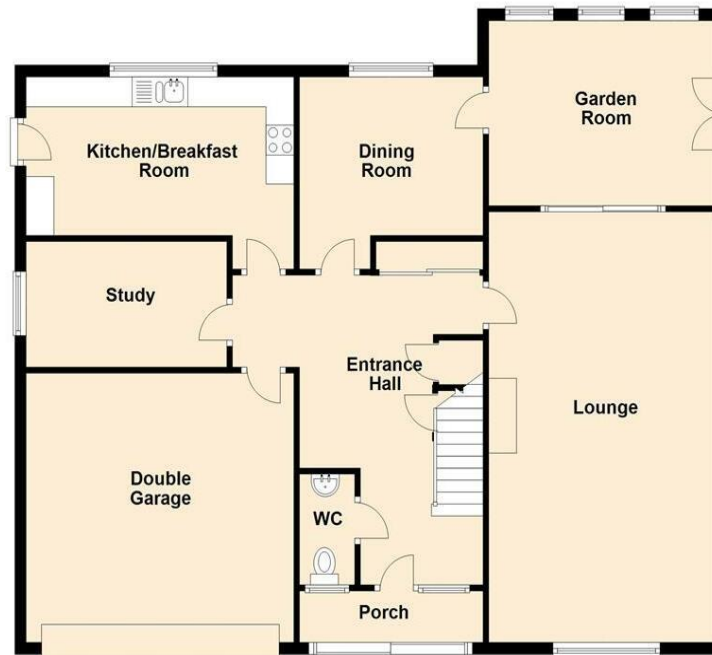
Viewing: By prior appointment with the Agents.

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

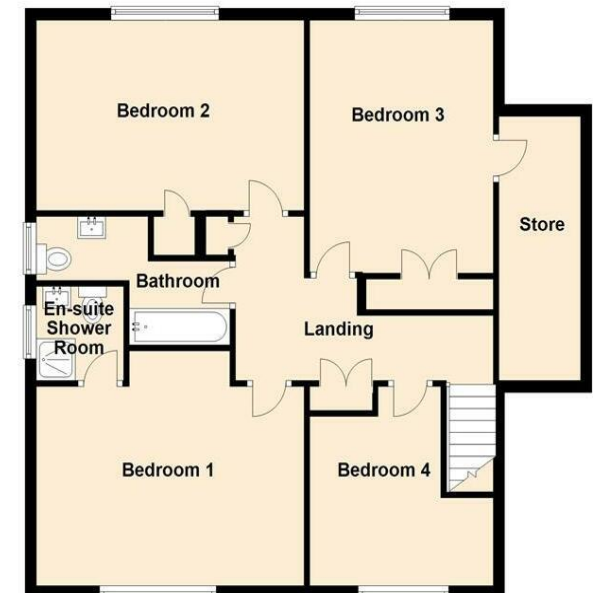
EPC: EPC Rating - 53|E.

Directions: For satellite navigation purposes use the post code LL13 7YE. From the city centre follow the inner ring road passing down Bradley and Victoria Roads to the roundabout at the junction with Ruabon Road, at which proceed straight over onto Fairy Road. Take the second right onto Erddig Road and Green Park is the third turning on the right. Once in Green Park, take the first left and the property will be observed immediately on the left-hand side of the road.

Ground Floor
Approx. 121.1 sq. metres (1303.9 sq. feet)



First Floor
Approx. 84.5 sq. metres (909.3 sq. feet)



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