



**BOWEN**

PROPERTY SINCE 1862

Offers in the region of £325,000

🏠 4 Bedrooms    🚿 2 Bathrooms

Cynan, 4 Westminster Close,  
Wrexham LL12 7AY



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### General Remarks

NO CHAIN - A mature extended detached four reception room / four bedroom / two bathroom property requiring improvement in a desirable corner cul-de-sac location with south facing rear on the Chester side of town.

This 1950's style detached double fronted property has been extended to the rear. It now comprises a vestibule, hall, under-stairs shower room, 22'3" lounge diner, triple aspect garden room, breakfast kitchen. A central landing leads to four bedrooms and a bathroom. Central heating is provided by a "Worcester" gas boiler and the house is double glazed mainly with PVCu framed units fitted with security shutters to the side and rear ground floor openings. The property occupies a fan-shaped plot widening to the rear. The frontage has been tarmaced for secondary parking and access to the 20' integral garage with electric door. The mainly grassed south facing side and rear gardens enjoy a good level of privacy. Improvement works are required.



**Location:** The property stands at the head of a desirable cul-de-sac off Westminster Drive by the Nine Acre playing field about a mile equidistant between the city centre and Gresford roundabout, from where the A483 dual carriageway accesses Chester (10 miles) and the motorway network.

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

### Accommodation

#### On The Ground Floor:

**Entrance Vestibule:** 4' 4" x 4' 1" (1.32m x 1.24m) Approached through a panelled PVCu door. Built-in cupboard. Ceramic tiled floor.

**Entrance Hall:** 9' 6" x 7' 2" (2.89m x 2.18m) maximum Turned staircase leading off. Understairs shoe cupboard. Radiator.

**Shower Room (understairs):** Fitted three piece white suite comprising a shower tray with a "Mira" mains shower above, wall mounted wash hand basin and low level w.c. Radiator. Ceramic tiled floor.

**Lounge/Diner:** 22' 3" x 12' 4" (6.78m x 3.76m) Open firegrate with a slate surround and copper canopy above to the Lounge Area. Folding central divide. Two radiators. Secondary double glazing to front and side windows, the side being fitted with security shutter. Coved ceiling. Sliding hardwood framed glazed doors to:

**Garden Room:** 11' 0" x 10' 2" (3.35m x 3.10m) Hardwood French windows to both sides and two matching timber double glazed side windows, all fitted with shutters. Radiator.

**Breakfast Room:** 10' 4" x 7' 11" (3.15m x 2.41m) Radiator. Secondary double glazed window with shutter. Wall mounted "Worcester" gas-fired boiler. Radiator. Ceramic tiled floor. Opening to:

**Kitchen:** 7' 10" x 6' 8" (2.39m x 2.03m) Single drainer composite one-and-a-half-bowl sink inset into a single base unit with extended work surface, beneath which there is plumbing for a washing machine. Separate double base unit and extended work surfaces. Electric cooker point with filter hood above. Eight-doored suspended wall cabinets. Ceramic tiled floor. PVCu panelled external door.

#### On The First Floor:

**Landing:** 14' 7" x 7' 2" (4.44m x 2.18m) Loft access-point. Radiator. Secondary double glazed PVCu framed window.

**Bedroom 1:** 12' 6" x 11' 8" (3.81m x 3.55m) Secondary double glazed PVCu framed window. Radiator. Two double wardrobes with a central mirror-backed dressing table unit.

**Bedroom 2:** 11' 9" x 10' 3" (3.58m x 3.12m) Pedestal wash hand basin. Secondary double glazed PVCu framed window. Radiator.















**Bedroom 3:** 10' 8" x 8' 0" (3.25m x 2.44m) Built-in wardrobe. Radiator. Secondary double glazed PVCu framed window.

**Bedroom 4:** 11' 2" x 7' 11" (3.40m x 2.41m) Radiator. Secondary double glazed PVCu framed window.

**Bathroom:** 7' 5" x 5' 11" (2.26m x 1.80m) Fitted three piece suite comprising a panelled bath with a "Mira" shower above, pedestal wash hand basin and low level w.c. Chrome towel rail. Airing cupboard. Part tiled walls.

**Outside:** The frontage has been tarmacadamed to provide Additional Parking and access to the Integral Garage 20'6" x 7'11" (6.24m x 2.41m) fitted with an electric roller shutter door, electric and gas meters, and side personal door. Pathways to both sides leading to the mainly grassed south facing side and rear gardens which enjoy a good level of privacy.

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

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

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

**EPC:** EPC Rating – 69|C.

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

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**Directions:** For satellite navigation use the post code LL12 7AY. Leave the city centre on Chester Road. After passing through the traffic lights at the crossroads with Penymaes Avenue, take the next right onto Westminster Drive immediately before the Nine Acre. After about 200 yards turn second right into Westminster Close when "Cynan" will be seen in the top left corner of the cul-de-sac.

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