

BOWEN

PROPERTY SINCE 1862



Asking Price £220,000

16 Gerald Street, Wrexham LL11 1EL

🛏 4 Bedrooms

🚿 2 Bathrooms

16 Gerald Street, Wrexham LL11 1EL



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General Remarks

A deceptively spacious town house from the Victorian era within convenient walking distance of the wide ranging amenities of the city centre. The property is double glazed and gas centrally heated and retains many original period features. The accommodation is modernised with replacement fittings to the bathroom, ground floor shower room and kitchen. There is a vestibule to reception hall, two good sized reception rooms, shower and a large breakfast kitchen downstairs, whilst on the first floor there are four bedrooms and a bathroom. Rear garden with outbuilding.

Accommodation

On The Ground Floor:

Entrance Vestibule: Approached through a period-style door to:

Reception Hall: 9' 7" x 4' 8" (2.91m x 1.41m) Period tiled flooring. Period panelled doors to Reception Rooms.

Inner Hallway: 13' 5" x 6' 7" (4.09m x 2.00m) With radiator. Understairs storage cupboard off.

Lounge: 15' 9" x 12' 10" (4.80m x 3.92m) Double glazing to bay window. Period fireplace and hearth. Period corniced ceiling with ceiling rose. Television aerial point. Smoke alarm. Two wall up-lighters.

Dining Room: 13' 9" x 12' 11" (4.19m x 3.94m) Radiator. Picture rail. Smoke alarm. Period fireplace and hearth. Double glazed French windows to rear garden. Ceiling rose.

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.

Ground Floor Shower Room: 8' 6" x 5' 10" (2.60m x 1.77m) Fitted with a three piece modern sculpted white suite comprising close flush w.c., pedestal wash hand basin and over-sized shower tray with enclosing glazed cubicle and instant heat electric shower fitted above. Tiling to floor. Half tiling to walls with full tiling to shower. Double glazed window.

Breakfast Kitchen: 20' 8" x 12' 0" (6.31m x 3.65m) Fitted with a range of high gloss white laminate-fronted units comprising a single drainer sink unit set into a range of base storage cupboards having adjacent space with plumbing for automatic washing machine. Laminate granite-effect topped work

surfaces. Separate ranges of base and wall cabinets finished in high gloss black and contrasting white including an integrated fridge and freezer. Tiling to work areas. Two double glazed windows. Inset gas hob and built-in electric double oven and grill. Heat detector. Wall mounted "Main" gas-fired combination-type central heating boiler.

On The First Floor:

Landing: Feature roof-light. Original period panel doors to Bedrooms and Bathroom.

Bedroom 1: 12' 11" x 12' 8" (3.94m x 3.85m) Two double glazed windows to bay. Picture rail. Smoke alarm. Radiator.





Bedroom 2: 13' 10" x 12' 11" (4.21m x 3.94m)
Radiator. Double glazed window.

Bedroom 3: 13' 0" x 7' 10" (3.95m x 2.40m) Radiator.
Picture rail.

Bedroom 4 (rear): 12' 6" x 11' 11" (3.81m x 3.63m)
Radiator. Double glazed window. Period fireplace.

Bathroom: 8' 6" x 5' 10" (2.58m x 1.79m) Refitted
with a modern three piece suite finished in white
comprising close flush w.c., sculpted pedestal wash
hand basin and double-ended oval panelled bath with
vanity hair shower from mixer tap attachment. Half
tiling to walls. Double glazed window. Extractor fan.
Radiator.

Outside: To the front elevation there is an enclosed
forecourt with paved pathway leading to front door. At
the rear there is an enclosed garden with part brick-
paved and concreted Patio leading to an
Outoffice/Store Building with lawn beyond bounded by
brick walling and timber fencing. Timber Store Shed.
Beyond the timber fence there is a gate giving access
to an On-Site Parking Area.

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

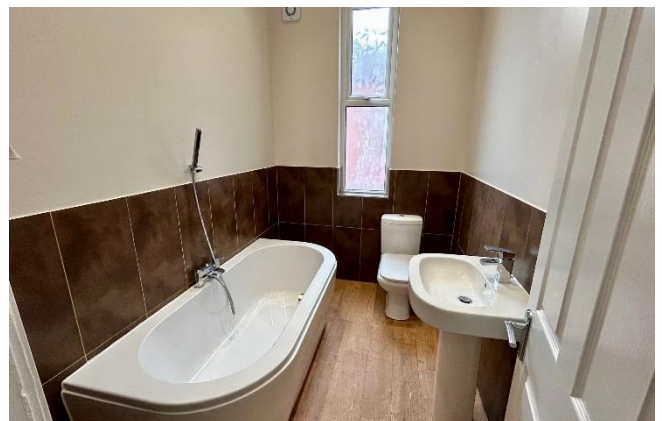
Tenure: Freehold. Vacant Possession on
Completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 69|C.

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. Continue and turn left
onto Gerald Street, when the property will be
observed on the right-hand side a short distance after
passing Vernon Street.





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