

# BOWEN

PROPERTY SINCE 1862



Asking Price £160,000

39 Smithfield Road, Wrexham LL13 8ER

3 Bedrooms

1 Bathroom



# 39 Smithfield Road, Wrexham LL13 8ER



## Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage

### General Remarks

Located within easy walking distance of the city centre, this spacious three double bedroom end terrace property benefits from having some external grant work carried out in the early 2000's. Another big selling point is the off-road parking and detached single garage which can be found to the rear of the property, which is rare to find in this part of Wrexham. Double glazed throughout and with a modern style combination boiler, the living accommodation briefly comprises an entrance hallway with quarry tiled floor, spacious lounge/diner which is over 24 foot long, a wider than average kitchen for this property type, downstairs bathroom with white suite, landing, main bedroom and two further double bedrooms.

**Location:** The property is situated within walking distance of the city centre and Eagles Meadow Shopping Centre. There is a wide range of local amenities nearby including Eateries, Pubs, Shops and the Indoor Market. Schooling for all age groups can also be found in the area.

### Accommodation

#### On The Ground Floor:

**Entrance Hallway:** PVCu double glazed door to the front elevation. Radiator. Quarry tiled floor.

**Lounge/Diner:** 24' 10" x 11' 11" (7.56m x 3.62m) PVCu double glazed bay window to the front elevation. PVCu double glazed window to the rear elevation. Two radiators. Laminate flooring.

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.

**Kitchen:** 12' 1" x 9' 1" (3.69m x 2.78m) PVCu double glazed door and window to the side elevation. Wall and base units with complementary work surfaces. Stainless steel sink and drainer unit with mixer tap. Electric point for cooker. Cooker hood. Space for fridge. Plumbing for washing machine. Wall tiling. Tiled floor.

**Bathroom:** 10' 1" x 3' 10" (3.08m x 1.18m) PVCu double glazed window to the side elevation. White three piece suite comprising a panelled bath with electric shower over, low level w.c. and wash hand basin. Radiator. Wall tiling. Tiled floor.

#### **On The First Floor:**

**Landing:** Attic hatch.

**Bedroom 1:** 14' 11" x 12' 3" (4.55m x 3.73m) Two PVCu double glazed windows to the front elevation. Radiator.

**Bedroom 2:** 12' 2" x 9' 10" (3.71m x 3.00m) PVCu double glazed window to the rear elevation. Radiator.

**Bedroom 3:** 12' 5" x 9' 5" (3.79m x 2.87m) PVCu double glazed window to the rear elevation. Radiator. Cupboard housing an "Ideal" combination boiler.







**Outside:** Externally there is a low maintenance garden to the front of the property. At the rear of the property there is a courtyard garden leading off the Kitchen with a brick Outbuilding. Behind this though there is a further garden section with Off-Road Parking and a Detached Single Garage.

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

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

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

**EPC:** EPC Rating - 49|E.

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

**Directions:** From the Agents Wrexham Office proceed up Regent Street to the traffic lights, at which turn right into Grosvenor Road. At the roundabout proceed straight across and continue straight across again at the subsequent two roundabouts by Asda and then by Tesco eventually passing in front of the Mecca Bingo Hall. At the mini-roundabout take the first exit into Smithfield Road. Continue along Smithfield Road and the property will be observed on the left-hand side on the corner of Palmer Street.



## Start your property journey with us today

We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.

[bowen.uk.com](http://bowen.uk.com)





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.