

BOWEN

PROPERTY SINCE 1862



Asking Price £195,000

🏠 3 Bedrooms 🚿 1 Bathroom

37 Piercy Avenue, Marchwiell,
Wrexham LL13 0RL

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General Remarks

An attractively presented end of terrace home in a popular village location providing well proportioned three bedroom accommodation on a corner plot with multiple off-street parking and safely enclosed southerly facing rear garden.

This end of terrace property provides well presented and proportioned family accommodation in a popular village location two miles south of Wrexham. It comprises an entrance hall; a through lounge diner with bespoke hand-made storage units and french windows to the sunny southerly facing enclosed rear garden; 19'6" long kitchen with white painted units, electric oven and gas hob; landing to THREE GOOD BEDROOMS, the smallest 11'3" x 6', and a white bathroom with over-bath shower. Central heating is effected by a "Baxi" gas combi boiler and PVCu double glazing and fascias are installed. Outside there is multiple off street parking at the front with a gated access to the safely enclosed rear garden with patio, lawn and two sheds.



Location: The property is situated off the main road about 400 yards from the Church. Marchwiell is a popular village location on the A525 Whitchurch Road approximately two miles south of Wrexham. It provides a range of amenities including a Village Convenience Store, a popular Primary School, a Church and a Hostelry. It also lies in the catchment of Penley Secondary School which has its own Sixth Form and Sports Centre.

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

Accommodation

On The Ground Floor:

Entrance Hall: Approached through a part double glazed PVCu framed door. Single power point. Staircase leading off.

Through Lounge/Diner: 19' 6" x 12' 5" (5.94m x 3.78m) Bespoke purpose-made storage and display units to both alcoves. Former fireplace recess with slate effect tiled hearth, exposed brick effect tiled backing and heavy timber beam above. Four double and one single power points. Two pendant light points. Radiator. French windows to rear garden. Television aerial point.

Kitchen: 19' 6" x 9' 2" (5.94m x 2.79m) maximum and 5' (1.52m) minimum. Fitted white painted units including a single drainer stainless steel sink inset into a total of eight-doored base cabinets and one drawer pack with extended work surfaces, beneath which there is plumbing for a washing machine, space for a tumble dryer and a built-under "Beko" electric oven. Inset gas hob. Matching four-doored suspended wall cabinet. Wall mounted "Baxi" combination gas fired central heating boiler. Understairs storage recess. Dual aspect with windows to front and rear. PVCu panelled external door. Electric cooker point and five double power points exposed with concealed spurs for appliances. Outdoor light switch.

On The First Floor:

Landing: Built-in cupboard. Loft access-point with drop down ladder to illuminated part boarded attic storage..

Bedroom 1: 13' 7" x 9' 10" (4.14m x 2.99m) to the face of a range of built-in cupboards over the stairs. Radiator. Chrome dimmer light switch. One double power point.

Bedroom 2: 14' 0" x 9' 4" (4.26m x 2.84m) maximum. Radiator. One double power point.

Bedroom 3: 11' 3" x 6' 0" (3.43m x 1.83m) Radiator. One double power point. Chrome light dimmer switch.

Bathroom: 7' 10" x 5' 6" (2.39m x 1.68m) maximum. Fitted three piece white suite comprising a panelled bath with shower mixer tap attachment and a "Triton T80" electric shower above, pedestal wash hand basin and close coupled w.c. Part tiled walls. Radiator.

Outside: Tarmac and gravel covered frontage providing Parking for several cars. Gated side access to the safely enclosed southerly facing rear which has a flagged Patio leading onto lawns with flower borders. Two timber Garden Sheds. Outside tap.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Baxi" combination gas fired boiler situated in the Kitchen, which was installed in 2019 and last serviced in December 2024.

Tenure: Freehold. Vacant Possession Completion.

Note: Certain fitted floor and window coverings are available by negotiation.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 61|D.





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

Directions: For satellite navigation purposes use the post code LL13 0RL. From Wrexham proceed in the direction of Whitchurch on the A525 Kingsmills Road continuing for approximately one mile to Marchwiel. After entering the 30 mph speed matrix continue until turning second left onto Elwyn Drive by the village notice-board. Proceed for about 75 yards and take the second right onto Piercy Avenue. The property will be seen after about fifty yards on the right.



Ground Floor



First Floor



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