

BOWEN

PROPERTY SINCE 1862



Offers in the region of £210,000

Mayfield, 132 Benjamin Road,
Wrexham LL13 8EG

🏠 3 Bedrooms

🚿 1 Bathrooms

Mayfield, 132 Benjamin Road, Wrexham LL13 8EG



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General Remarks

NO CHAIN. A mature extended detached property proving spacious three reception room / three double bedroom accommodation with off-street parking and rear garden in a convenient location on the fringe of the city centre.

This mature detached property appears to have been the subject of works carried out under a Town Grant Scheme in the 1990's, These included a re-slatted roof, an injection damp course, PVCu double glazing and replacement service installations. The property provides spacious family accommodation comprising an entrance hall; two main reception rooms; kitchen with modern grey toned units; breakfast room; rear hall and cloakroom. Upstairs a galleried landing leads to three double bedrooms and a large bathroom. Gas combi central heating is installed. Outside there is double width parking at the front with a gated pedestrian path both to the front door and to one side opening to a rear yard with a flight of steps leading down to a garden on a lower level. Some further work, mainly of a cosmetic nature, may be considered desirable.

Location: The property is situated within the established "Smithfield" residential area only a quarter of a mile from Eagles Meadow and the city centre.

Constructed of brick-faced and rendered external elevations beneath a re-slatted roof with single storey fibreglass roofed extensions to the rear.

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.

Accommodation

On The Ground Floor:

Entrance Hall: 25' 9" x 7' 3" (7.84m x 2.21m) maximum & 4' 7" (1.39m) Approached through a part glazed PVCu framed door. Two radiators. Central archway. Electricity meter cupboard with modern consumer unit. Understairs storage cupboard. Telephone point. Two double power points. Central heating thermostat.

Reception Room 1: 12' 8" x 12' 0" (3.86m x 3.65m) Fitted cupboards and shelving to alcove. Electric fire and surround. Coved ceiling. Radiator. Two double power points. Television aerial point.

Reception Room 2: 12' 11" x 9' 11" (3.93m x 3.02m) Ornamental fireplace surround. Radiator. Three double power points.





Kitchen: 12' 3" x 9' 0" (3.73m x 2.74m) Fitted modern grey toned laminate fronted units including a single drainer stainless steel sink inset into a range of three-doored base units with extended work surfaces, beneath which there is plumbing for both a washing machine and dishwasher. Further three-doored base units and one drawer pack with a central cooker space having electric point. Two suspended double wall cabinets. Ceramic tiled splash-back. Four double power points exposed with concealed spurs for appliances. Radiator. Extractor fan. Open doorway and former window to:

Breakfast Room: 12' 2" x 6' 8" (3.71m x 2.03m) Radiator. Double power point. Part glazed PVCu framed external door to side path.

Rear Hall: 5' 9" x 3' 8" (1.75m x 1.12m) Radiator. Ceramic tiled floor. Boiler cupboard accommodating the "Vaillant" combination gas-fired boiler.

Cloakroom: 9' 3" x 5' 6" (2.82m x 1.68m) maximum. Fitted two piece white suite comprising a pedestal wash hand basin and a close coupled dual flush w.c. Radiator.

On The First Floor:

Landing: 16' 4" x 5' 6" (4.97m x 1.68m) Galleried stairhead. Linen cupboard. Double power point.

Bedroom 1: 12' 0" x 9' 8" (3.65m x 2.94m) Radiator. Two double power points. Dado rail.

Bedroom 2: 12' 11" x 11' 8" (3.93m x 3.55m) Radiator. Two double power points.

Bedroom 3: 12' 4" x 9' 1" (3.76m x 2.77m) Radiator. Double power point.

Bathroom: 8' 8" x 7' 5" (2.64m x 2.26m) Fitted three piece white suite comprising a panelled bath with shower screen and mixer tap attachment, pedestal wash hand basin and close coupled dual flush w.c. Part tiled and water-proof boarded wall. Radiator. Extractor fan.

Outside: Concreted forecourt providing double-width Parking and pedestrian gated pathway to the front door. Gated pathway to one side leading to a concreted rear yard with a flight of steps leading down to a lower, predominantly lawned garden area, with Shed and mature trees.





Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Vaillant" combination gas-fired boiler situated in a cupboard off the Rear Hall.

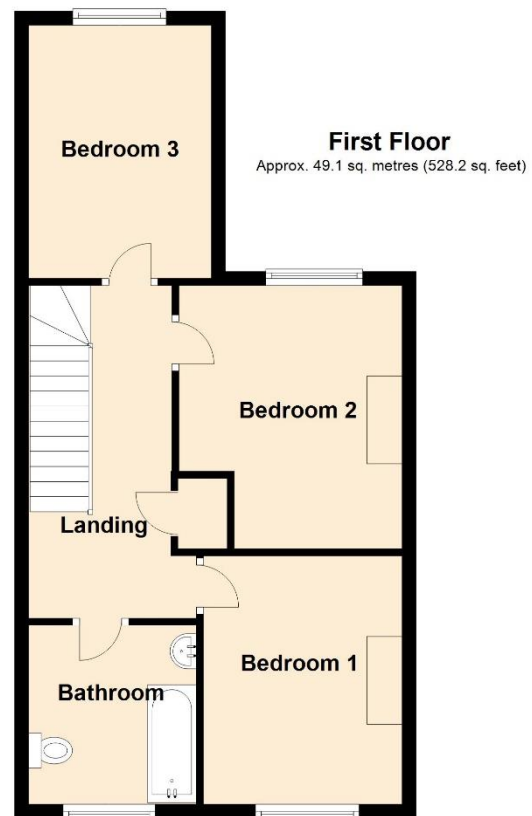
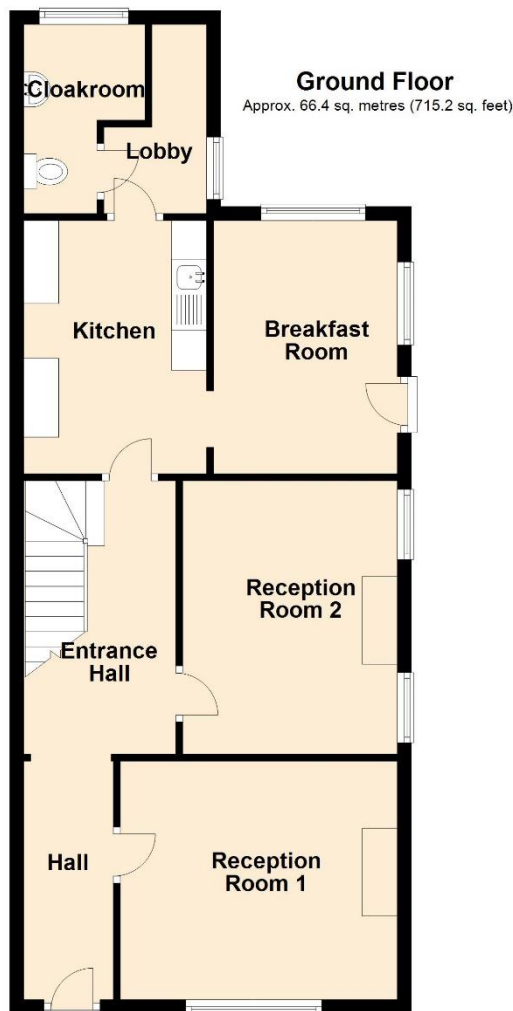
Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 56|D.

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

Directions: For satellite navigation purposes use the post code LL13 8EG. Follow the inner ring road past Lidl and Tesco Supermarkets to a roundabout at which take the first left onto Smithfield Road by the Anise Restaurant. Continue past Wrexham Motoring Supplies then take the third right onto Benjamin Road. "Mayfield" will be seen after a short distance on the left.



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