

# BOWEN

PROPERTY SINCE 1862



Offers in the region of £125,000

41 Minafon, Wrexham LL13 8TT

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🏠 3 Bedrooms

🚿 1 Bathroom



## 41 Minafon, Wrexham LL13 8TT



### General Remarks

**NO CHAIN.** A three bedroom end of terrace property with gas combi CH, PVCu double glazing and double width off-street parking

**ATTENTION INVESTORS AND FIRST TIME BUYERS. NO ONGOING CHAIN.** An end of terrace house comprising an enclosed porch; 16' x 11'3" dual aspect living room; rear hall; breakfast kitchen; landing to two double and one single bedrooms and a white bathroom with over-bath shower. The house benefits from PVCu double glazed windows and central heating from a modern 'Main' gas combi boiler. Outside there is a lawned garden to the front, enclosed side garden and patio and a rear yard with brick store shed and double gates to double width off-street parking.

**Location:** The property is situated well off the main highway on a level plot with vehicular access to the enclosed rear yard/parking area. It is conveniently situated about a mile from the city centre and local amenities include a modern Co-Op, Convenience Store, other Shops, Medical Centre and Primary Schools.

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

### Accommodation

#### On The Ground Floor:

**Enclosed Porch:** 6' 0" x 3' 7" (1.83m x 1.09m)  
Approached through a part double glazed PVCu framed door with matching front window. Ceramic tiled floor.

**Living Room:** 16' 0" x 11' 4" (4.87m x 3.45m) Dual aspect with a window to the front and French windows to the enclosed side patio and garden. Ornamental tiled and timber fireplace surround. Wood laminate floor. Television and satellite aerial points. Coved ceiling. Four double power points. Radiator. Wall mounted adjustable television mounting.

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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.

**Rear Hall:** 11' 3" x 5' 11" (3.43m x 1.80m) Double glazed PVCu framed external door and matching side window. Wood laminate floor. Radiator. Understairs storage cupboard.

**Breakfast Kitchen:** 11' 3" x 9' 7" (3.43m x 2.92m) Fitted ranges of off-white laminate fronted units to two walls including a single drainer stainless steel sink inset into a total of five-doored base cabinets with extended work surface, beneath which there is plumbing for a washing machine and vented space for a tumble dryer. Slot-in electric cooker. Ceramic tiled splash-back. Matching ranges of five-doored suspended wall units. Ceramic tiled floor. Wall

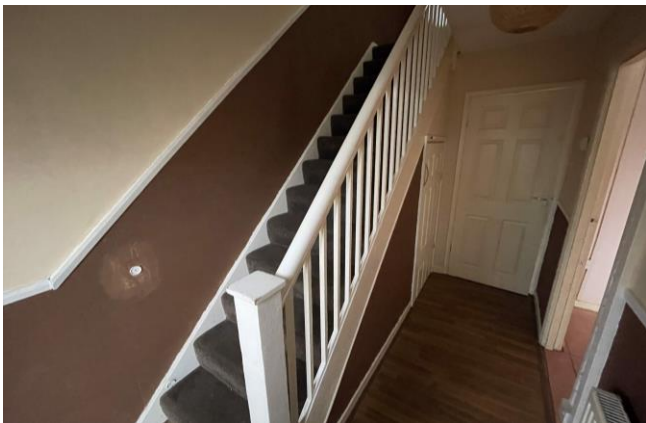
mounted "Main" combination gas-fired central heating boiler. Three double and one single power points. Electric cooker point.

**On The First Floor:**

**Landing:** 8' 8" x 6' 0" (2.64m x 1.83m) Linen cupboard with fitted shelving. Loft access-point.

**Bedroom 1:** 11' 4" x 9' 7" (3.45m x 2.92m) Wood laminate floor. Radiator. Double power point.

**Bedroom 2:** 11' 4" x 9' 6" (3.45m x 2.89m) Wood laminate floor. Radiator. Dado rail. Three double power points.







**Bedroom 3:** 8' 4" x 7' 11" (2.54m x 2.41m) Wood laminate floor. Radiator. Double power point.

**Bathroom:** 5' 11" x 5' 6" (1.80m x 1.68m) Fitted three piece white suite comprising a panelled bath with a "Triton" electric shower above, vanity wash hand basin and close coupled dual flush w.c. Radiator. Part tiled walls.

**Outside:** Lawned front garden enclosed by a wicket fence. Safely enclosed side garden and Patio. Double gates from the roadway open to a flagged rear yard with double-width Parking and a brick-built Store Shed 9' x 6'3" (2.74m x 1.90m).

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

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

**Note:** The floor and window coverings as fitted are to be included at the sale price.

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

**EPC:** EPC Rating - 68|D.

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

**Directions:** For satellite navigation use the post code LL13 8TT. Follow the inner ring road until reaching Eagles Meadow and at the roundabout by the Anise, take the exit onto Smithfield Road. At the next roundabout by The Sports Centre turn right onto Queensway. Continue to the second roundabout at which turn left onto Prince Charles Road by Fibrax. Pass the Co-Op then turn first right onto Anthony Eden Drive. Turn first right into Minafon continuing for about 70 yards, when the rear entrance to the property will eventually be seen on the right.



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