

BOWEN

PROPERTY SINCE 1862



Asking Price £116,750

18 Pentre Gwyn, Wrexham LL13 8YE

🏠 3 Bedrooms

🚿 1 Bathroom

18 Pentre Gwyn, Wrexham LL13 8YE



General Remarks

A modernised three bedroom inter-terraced dwellinghouse adjoining an area of green to the front elevation available as an investment opportunity with a sitting tenant. The accommodation comprises a reception hall to living room with dining kitchen and conservatory porch to the rear. On the first floor there are three bedrooms and a bathroom. There are modern fittings throughout and the house is double glazed and as centrally heated.

Accommodation

On The Ground Floor:

Reception Hall: 6' 2" x 3' 3" (1.87m x 0.99m)

Approached through a Georgian-style door. Radiator.

Living Room: 14' 8" x 11' 5" (4.47m x 3.47m) Double glazed window. Radiator. Picture rail. Satellite television point. Smoke alarm.

Dining Kitchen: 18' 2" x 11' 4" (5.53m x 3.45m) Fitted with range of white laminate-fronted units comprising stainless steel single drainer sink unit set into double base storage cabinet having adjoining drawer pack set beneath laminate-topped work surfaces. Built-in corner unit with further single base cupboard and range of matching suspended wall cupboards. Space for fridge/freezer. Built-in electric oven and grill with four-ring gas hob above. Two double glazed windows. Radiator. Understairs storage cupboard off.

Conservatory Porch: 19' 0" x 6' 2" (5.80m x 1.87m)

Double glazed window.

On The First Floor:

Landing: Loft access-point to insulated roof space with fitted loft ladder. Smoke alarm.

Bedroom 1: 12' 2" x 11' 5" (3.70m x 3.47m) Radiator. Double glazed window.



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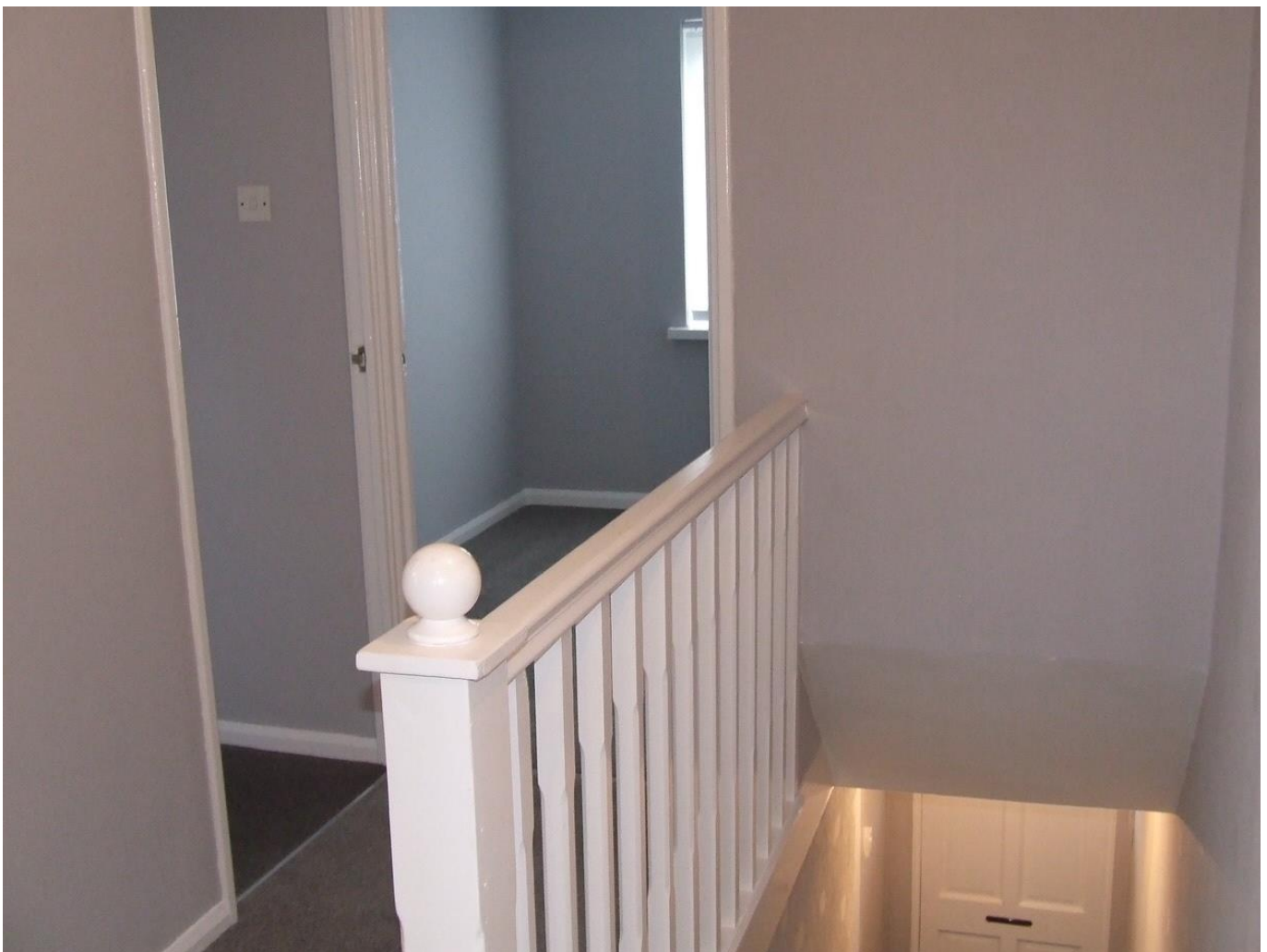
AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in 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.

Bedroom 2: 12' 0" x 11' 4" (3.66m x 3.46m) Radiator. Double glazed window. Airing cupboard containing wall mounted "Baxi" gas-fired combination-type central heating boiler.

Bedroom 3: 8' 7" x 8' 6" (2.61m x 2.59m) Radiator. Double glazed window.

Bathroom: 5' 11" x 5' 6" (1.81m x 1.67m) Fitted with a three piece white suite comprising close flush w.c., pedestal wash hand basin and panelled bath having instant heat electric shower fitted above. Tiling to two walls. Radiator. Double glazed window. Ceiling spot-lights.

Outside: To the front elevation the property is set back from a pedestrian pathway by an enclosed garden with pathway leading to the front door. There is a hedge boundary separating. At the rear there is an enclosed garden with raised timber deck leading to lawns having a central pathway leading to a pedestrian access. The boundaries are well-defined by hedges and fencing. Off the rear Conservatory Porch there is an Attached Outbuilding 2.55m x 1.50m with double glazed window.





Services: Mains water, gas, electricity and foul drainage are all connected to the property subject to statutory regulations. The central heating is effected by a gas-fired "Baxi" combination-type boiler to radiator outlets.

Tenure: The property is being sold on the basis of the freehold interest. The property is currently let to reliable and long-standing occupiers under Renting Homes Wales Legislation, which would require six-months' Notice to obtain possession if required. The rent payable from the 22nd April 2025 will be £725.00 pcm.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 72|C.

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

Directions: Leave Wrexham on the Holt Road continuing almost the full length to the roundabout by The Greyhound Inn Public House at which turn right onto Cefn Road and just before arriving at the roundabout, take the right-hand turning onto Queensway. Pull to the left and park. Follow the pedestrian pathway between the houses and the bungalows, when the property will be observed after a short distance on the left-hand side.



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