

# BOWEN

PROPERTY SINCE 1862



Offers in the region of £140,000

5A Smithy Lane, Wrexham LL12 8AW

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🛏 2 Bedrooms

🚿 1 Bathroom



# 5A Smithy Lane, Wrexham LL12 8AW



## General Remarks

NO CHAIN. A just redecorated, completely self-contained, ground floor apartment comprising front and rear canopy porches, lounge, fitted dining kitchen, two double fitted bedrooms and a shower room. Off-street parking with fenced rear garden and brick store. Re-carpeted and ready to walk into. Leasehold with low annual charges currently 166.82 GBP. VIEWING ESSENTIAL.

**Location:** The property comprises one of the ground floor apartments in a purpose built block of four which occupy a convenient location approximately 100 yards off Chester Road. Local amenities include the Little Acton neighbourhood shopping parade and the quarter hourly bus service from Chester Road to the City Centre (1 mile) and Chester (10 miles). Gresford roundabout is about 400 yards away from where the A483 gives dual carriageway access to the motorway network.

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

## Accommodation

### Canopy Porch:

**Entrance Hall:** Approached through a PVCu panelled door with double glazed side reveal. Coved ceiling. Radiator. Digital central heating control unit. Understairs storage cupboard with folding doors.

**Lounge:** 14' 0" x 11' 10" (4.26m x 3.60m) Wall mounted electric fire. Three television aerial and satellite aerial points. Three double power points. Telephone point. Radiator. Coved ceiling.



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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.

**Dining Kitchen:** 13' 10" x 11' 10" (4.21m x 3.60m)

Fitted oak shaker-style laminate fronted units including a single drainer stainless steel sink inset into a single base unit with extended work surfaces, beneath which there is plumbing for a washing machine. Slot-in "Hotpoint" electric cooker to a range of two-doored base units and one drawer pack. Further three-doored base cabinets. Four-doored suspended wall units. Telephone point. Built-in cupboard with fitted shelving. Five double and one single power points exposed with concealed spurs for appliances. Electric cooker point. Cupboard accommodating the wall mounted "Worcester"

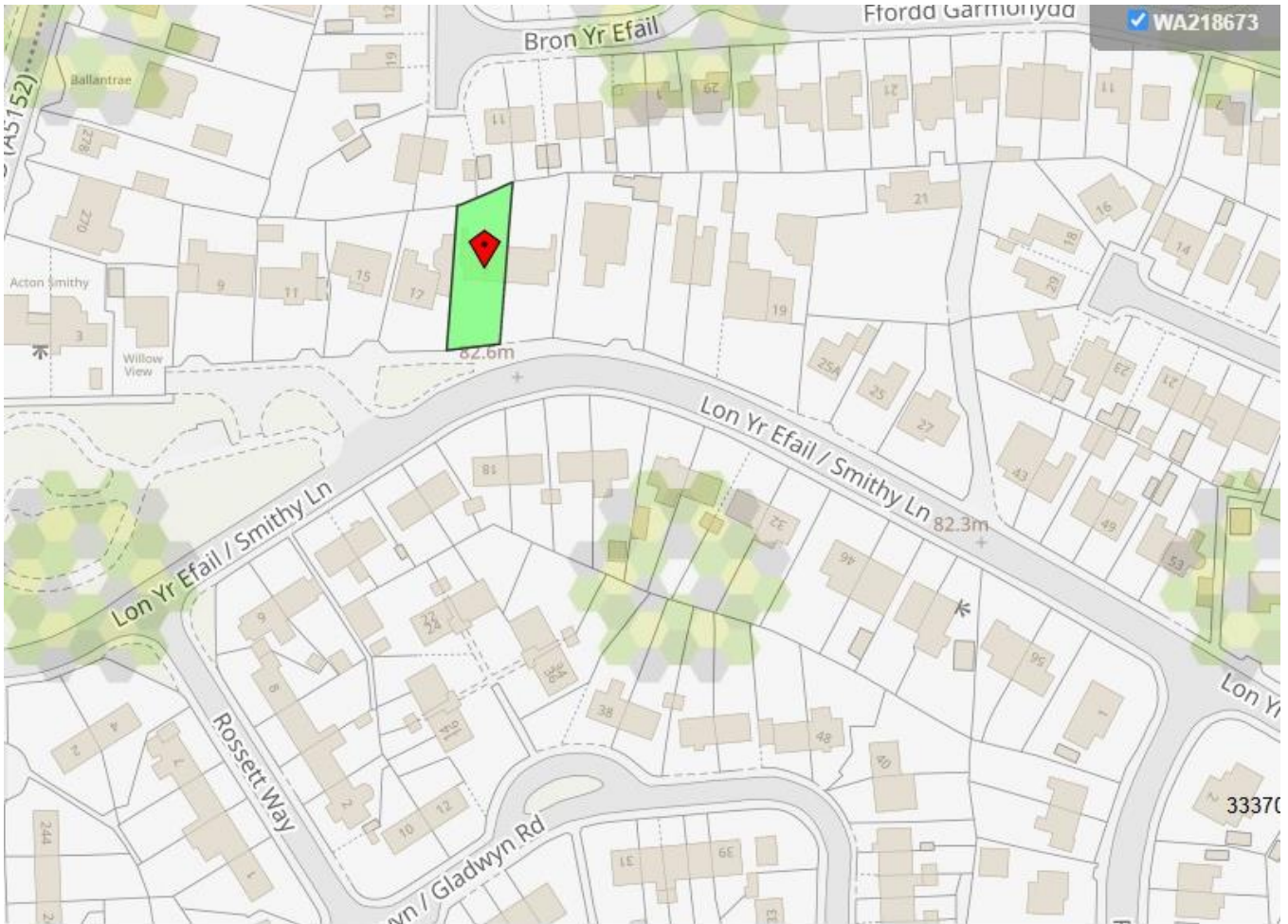
combination gas-fired boiler. Coved ceiling. Part double glazed PVCu framed external door.

**Bedroom 1:** 12' 0" x 9' 4" (3.65m x 2.84m) excluding door recess. Fitted limed oak finished furniture including two double wardrobes, two bedside units and a dressing table unit. Coved ceiling. Two wall-lights. Three double and one single power points. Television aerial point.

**Bedroom 2:** 10' 8" x 7' 8" (3.25m x 2.34m) including a fitted three-doored wardrobe with two matching bedside units. Radiator. Television aerial point. Two double and two single power points. Coved ceiling.









**Shower Room:** 6' 1" x 5' 4" (1.85m x 1.62m) Fitted three piece white suite comprising a quadrant shower tray with screen enclosure and a "Triton" electric shower, vanity wash hand basin and a close coupled dual flush w.c. Fully tiled walls. Radiator. Mirror-fronted medicine cabinet.

**Rear Canopy Porch:**

**Outside:** Dedicated Parking Space within the tarmac frontage. Front flower border. Pedestrian access to a fenced rear garden immediately adjoining the property with lawns, flagged and slate Patio Areas with flower borders and a brick-built Store Shed.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" combination gas-fired boiler situated within a cupboard in the Dining Kitchen. The property is wired for a BT telephone system. The electrical system was upgraded in 2024 to EICR standards.

**Tenure:** Leasehold. 125 year lease from the 25th June 1982 at a fixed Ground Rent of £10.00 per annum. The Service Charge for 2025 was £156.82 which includes the Building Insurance.

**Note:** The fitted curtains, blinds and recently laid carpets are to be included at the sale price.

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

**EPC:** EPC Rating - 74|C.

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

**Directions:** For satellite navigation use the post code LL12 8AW. From the city centre proceed on the A5152 Chester Road. Continue for a distance of just over a mile, passing the Acton Pub Restaurant and Garden Village Shopping Parade until eventually reaching Smithy View Service Station on the left at which point turn right onto Smithy Lane. The property will be observed after approximately 100 yards on the left immediately after passing Smithy Close, where on first visit it is suggested you park.



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