

BOWEN

PROPERTY SINCE 1862



Asking Price £185,000

24 Clarence Road, Wrexham LL11 2EU

🏠 3 Bedrooms

🚿 1 Bathroom

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General Remarks

Available with NO ONWARD CHAIN and located on the outskirts of the City Centre is this three bedroom semi-detached property. With ample off-road parking and link-detached garage to side elevation. Internal accommodation comprises lounge, open plan kitchen/dining room, three bedrooms and a family bathroom. In need of internal modernisation throughout. Situated within easy reach of local Primary Schools and the amenities in Garden Village and Rhosddu.



Accommodation

On The Ground Floor:

Entrance Hallway: Part glazed stained glass solid wood entrance door. Fitted carpet. Radiator. Ceiling light fitting. Ceiling smoke alarm. Staircase to First Floor.

Lounge: 15' 3" x 12' 11" (4.64m x 3.94m) Laminate flooring. Radiator. Double glazed window. Power points. Television aerial point. Decorative coving. Ceiling light fitting. Telephone point. Coal-effect gas fire with a tiled hearth and mahogany-effect wooden surround.

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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 Room and Kitchen: 16' 3" x 8' 6"

(4.95m x 2.59m) The Dining Room has a double glazed window. Radiator. Power points. Ceiling light fitting. Television aerial point.

The Kitchen Area has a range of white wall and base units with laminate work-top surface and a part tiled splash-back. Tiled flooring. Double glazed window. Ceiling light fitting. Part glazed PVCu door to rear garden. Gas cooker point with extractor hood over. Single stainless steel sink unit with draining-board. Space for an under-counter fridge. Cupboard understairs



housing the electric consumer unit and a CO detector.

On The First Floor:

Landing: Frosted double glazed window. Smoke alarm. Power points. Ceiling light fitting. Ceiling loft hatch.

Bedroom 1: 13' 3" x 9' 1" (4.04m x 2.78m) Fitted carpet. Double glazed window. Radiator. Power points. Telephone point. Ceiling light fitting and two wall-light fittings. Range of fitted wardrobes with matching dressing table and drawers.





Bedroom 2: 10' 7" x 9' 3" (3.22m x 2.82m) Fitted carpet. Double glazed window. Radiator. Power points. Ceiling light fitting.

Bedroom 3: 8' 10" x 6' 8" (2.69m x 2.02m) Fitted carpet. Double glazed window. Radiator. Power points. Ceiling light fitting.

Bathroom: 6' 7" x 5' 5" (2.01m x 1.66m) Comprising a three piece white suite to include low level w.c., pedestal wash hand basin and a panelled bath with a "Triton" electric shower over. Fully tiled walls. Wood-effect vinyl flooring. Frosted double glazed window. Ceiling light fitting. Radiator.

Outside: To the front elevation there is a lawned garden with driveway to the side of the property leading to the link-detached Garage with up and over door. Gated access to rear garden which is largely laid to lawn with fenced boundaries. Paved Patio Seating Area with steps leading to the lawn. Outdoor lighting.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Vokera Easi Heat Plus 24" gas central heating boiler located in the loft.

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

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 66|D.

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

Directions: From the Agents Wrexham Offices proceed up Regent Street to the traffic lights at which turn right onto Grosvenor Road. At the roundabout turn left onto Rhosddu Road and continue ahead into New Road (which is after the right-hand turning into Prices Lane). Having passed around the corner and the turning for East Avenue, take the next right-hand turning onto Osborne Road and immediately left into Clarence Road. The property is on the right-hand side at the head of the cul-de-sac.



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