

# BOWEN

PROPERTY SINCE 1862



Asking Price £170,000

18 Ashfield Road, Wrexham LL11 2HU

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🏠 2 Bedrooms

🚿 1 Bathroom



# 18 Ashfield Road, Wrexham LL11 2HU



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### General Remarks

Available with NO ONWARD CHAIN. An extended and mature two bedroom semi-detached property located in a small cul-de-sac of similar properties on the edge of the City Centre. With low maintenance gardens to front and rear together with an over-sized garage (accessed via Crispin Lane). Upgraded PVCu windows and doors throughout and gas central heating boiler. Walking distance of City Centre, Plas Coch Retail Park and The Racecourse Ground.

### Accommodation

#### On The Ground Floor:

**Entrance Hallway:** Fitted carpet. Staircase to First Floor. Part PVCu entrance door. Ceiling light fitting. Power points.

**Lounge:** 12' 9" x 11' 4" (3.88m x 3.45m) Fitted carpet. Double glazed window. Radiator. Power points. Ceiling light fitting. Decorative coving. Stone-effect electric fire with chrome inset and cream hearth and surround. Thermostat control for the gas central heating boiler.

**Dining Room:** 16' 1" x 11' 4" (4.89m x 3.45m) Fitted carpet. Two double glazed windows. Radiator. Power points. Ceiling light fitting. Four wall-light fittings. Cupboard housing the electric meter and consumer unit. Coal-effect gas fire with an extended hearth. Large cupboard under stairs containing gas meter. Aluminium framed sliding door opening to:

**Kitchen:** 14' 4" x 10' 4" (4.36m x 3.14m) Comprising a range of grey wall and base units with laminate work top surfaces and marble-effect adhesive tiles. Integral "Ignis" electric fan oven. Four-ring "Hotpoint" electric hob with an extractor hood over. Plumbing and space for a washing machine. Space for under-counter fridge. Power points. Double glazed window. Radiator. Strip light fitting. Double composite sink. Vinyl tiled flooring.

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 Porch:** Part tiled walls. Two frosted double glazed windows. Part glazed PVCu door to rear garden. Ceiling light fitting.

**On The First Floor:**

**Landing:** Fitted carpet. Ceiling light fitting. Ceiling loft hatch. Airing cupboard housing the "Worcester Bosch" gas central heating boiler.

**Bedroom 1:** 12' 8" x 11' 4" (3.87m x 3.46m) Fitted carpet. Radiator. Double glazed window. Power points. Ceiling light fitting. Large storage cupboard with light. Telephone point.

**Bedroom 2:** 11' 4" x 9' 8" (3.46m x 2.94m) Fitted carpet. Double glazed window. Power points. Ceiling light fitting. Radiator. Decorative coving.

**Bathroom:** 7' 5" x 6' 0" (2.26m x 1.83m) Comprising a three piece white bathroom suite to include a panelled bath with "Mira XL" power shower over, wash hand basin and low level w.c. Radiator. Vinyl tiled flooring. Marble-effect adhesive tiles to walls. Frosted double glazed window. Ceiling light fitting.

**Outside:** Over-sized Garage approximately 19'3" x 11' (5.86m x 3.35m) with power and lighting, PVCu side door and up and over entrance door accessed via Crispin Lane and a frosted double glazed window to side.









**Outside Continued:** Low maintenance gardens to front and rear that are laid to block paving. Access to side. Wrought-iron fencing. Brick wall and fenced boundaries.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Worcester Bosch" gas-fired boiler situated in a cupboard on the Landing.

**Tenure:** Freehold. Vacant Possession on Completion.

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

**EPC:** EPC Rating – 65|D.

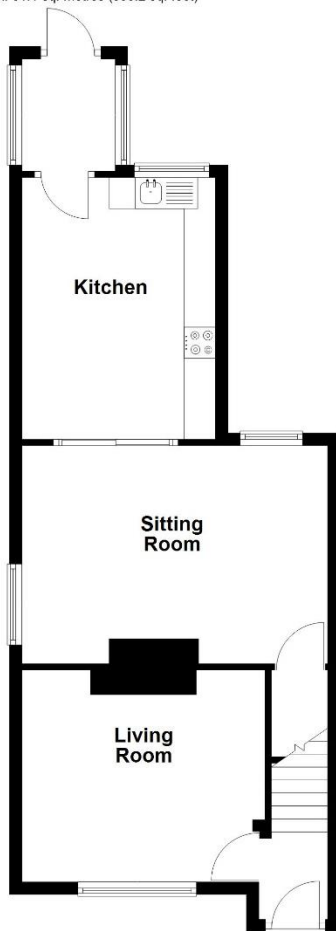
**Council Tax Band:** The property is valued in Band "C".

**Directions:** For satellite navigation purposes use the post code LL11 2HU. Leave Wrexham City Centre on the Mold Road and after the railway bridge take a right-hand turn into Crispin Lane. Continue past Wrexham University and take the next left turn into Ashfield Road. The property will be seen on the right-hand side.



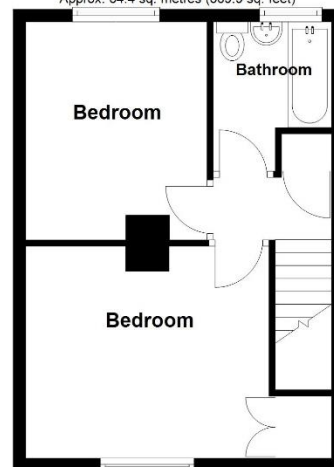
## Ground Floor

Approx. 51.1 sq. metres (550.2 sq. feet)



## First Floor

Approx. 34.4 sq. metres (369.9 sq. feet)



Total area: approx. 85.5 sq. metres (920.1 sq. feet)

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