

BOWEN

PROPERTY SINCE 1862



Asking Price £120,000

5 Dean Road, Wrexham LL13 9EF

🏠 2 Bedrooms

🚿 1 Bathroom

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General Remarks

Occupying a prominent position just off Holt Road, within walking distance of Acton Park, this two bedroom mid terrace house benefits from double glazed windows throughout. The property is sure to appeal to both first time buyers and rental investors alike. With excellent scope for internal modernisation, the accommodation briefly comprises an entrance hallway, living room, which is open plan to the dining room, kitchen, landing, main bedroom, further bedroom and a family bathroom complete with white suite. Viewing advised.

Location: Located within easy walking distance of the local Convenience Store and bus route, Acton Park is only a short distance away, as are the parade of Shops on Rhosnesni Lane and Borrass Park Road. The city centre and the nearest access-point onto the A483 are approximately one mile away.

Accommodation

On The Ground Floor:

Entrance Porch: PVCu double glazed door to the front elevation. PVCu double glazed windows to the front and side elevations. Tiled floor.

Hallway: Laminate flooring.

Living Room: 12' 1" x 11' 2" (3.69m x 3.40m) PVCu double glazed window to the front elevation. Radiator. Laminate flooring. Feature fire surround. Arch through to:

Dining Room: 14' 3" x 9' 3" (4.35m x 2.81m) Double glazed patio doors to the rear elevation. Radiator. Laminate flooring. Understairs storage cupboard.

Kitchen: 11' 5" x 6' 11" (3.48m x 2.12m) Wooden glazed door to the side elevation. PVCu double glazed window to the side elevation. Wall and base units with complementary work surfaces. One-and-a-half-bowl stainless steel sink and drainer unit with mixer tap. Integral gas hob. Cooker hood. Integral electric oven. Space for fridge freezer. Wall tiling. Tiled floor. Plumbing for washing machine.

Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage

On The First Floor:

Landing:

Bedroom 1: 11' 2" x 10' 4" (3.41m x 3.15m) PVCu double glazed window to the front elevation. Radiator. Built-in wardrobes.

Bedroom 2: 13' 0" x 6' 11" (3.96m x 2.10m) PVCu double glazed window to the rear elevation. Radiator.

Bathroom: 10' 11" x 6' 11" (3.34m x 2.12m) PVCu double glazed window to the rear elevation. White three piece suite comprising a panelled bath, pedestal wash hand basin and low level w.c. Fully tiled walls. Tiled floor. Radiator. Built-in storage.

Outside: Externally there is a courtyard to the rear of the property leading to a communal garden beyond.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Halstead" boiler situated in the Kitchen.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

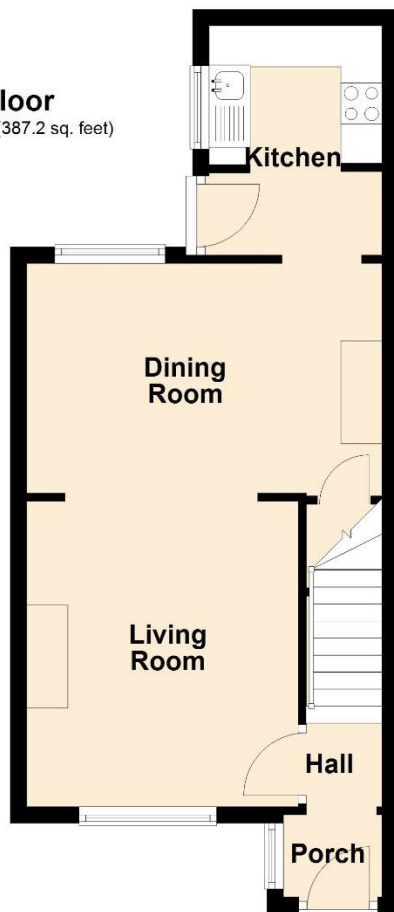
EPC: EPC Rating – 49|E.

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

Directions: From the Agents Wrexham Offices proceed up Regent Street to the traffic lights at which turn right into Grosvenor Road. At the roundabout continue straight over and again at the next roundabout. At the Asda roundabout take the second exit and then the first exit at Tesco roundabout onto Holt Road. Continue along Holt Road and take the first exit at The Greyhound Public House roundabout onto Dean Road and the property will be observed almost immediately on the left-hand side of the road.

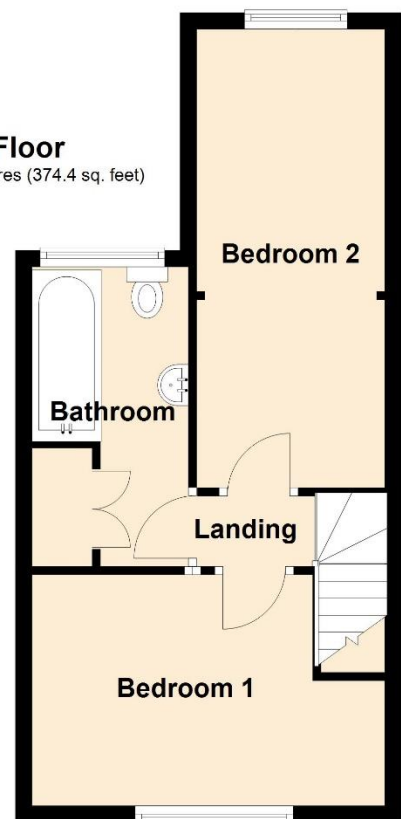
Ground Floor

Approx. 36.0 sq. metres (387.2 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.4 sq. feet)



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.