

BOWEN

PROPERTY SINCE 1862



Asking Price £220,000

72 Ffordd Estyn, Garden Village,
Wrexham LL11 2TB

🏠 3 Bedrooms

🚿 1 Bathroom

72 Ffordd Estyn, Garden Village, Wrexham LL11 2TB



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General Remarks

Situated in a highly sought after residential road in Garden Village, this traditional three bedroom inter-connected cottage style property has had a replacement kitchen and bathroom since the current owner moved in and the roof has been replaced in recent times. With double glazed windows throughout and a "Worcester" combination boiler, the living accommodation briefly comprises an entrance hallway, dual aspect living room, kitchen/diner, landing, main bedroom with a built-in wardrobe, two further bedrooms and a family bathroom. The southerly facing rear garden is another strong selling point. An early viewing is advised.

Accommodation

On The Ground Floor:

Entrance Hallway: Double glazed composite door to the front elevation. Tiled floor.

Living Room: 15' 11" x 10' 2" (4.86m x 3.10m) PVCu double glazed windows to the front and rear elevations. Two radiators. Wood-effect flooring. Coved ceiling. Fire recess with gas fire insert.

Kitchen/Diner: 16' 6" x 8' 9" (5.03m x 2.67m) plus recess. PVCu double glazed window to the front elevation. PVCu double glazed patio doors to the rear elevation. White wall and base units with complementary wooden work-tops. Integral electric oven and hob with cooker hood. Belfast sink with mixer tap. Space for fridge/freezer. Plumbing for dishwasher. Radiator. Down-lighters. Wall tiling. Tiled floor. Utility cupboard with plumbing for washing machine and a "Worcester" combination boiler.

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.

On The First Floor:

Landing: PVCu double glazed window to the rear elevation. Storage cupboard.

Bedroom 1: 11' 7" x 8' 0" (3.52m x 2.45m) PVCu double glazed window to the front elevation. Radiator. Wood-effect flooring. Storage cupboard. Attic hatch.

Bedroom 2: 10' 5" x 9' 7" (3.18m x 2.93m) PVCu double glazed window to the front elevation. Radiator. feature fire surround.

Bedroom 3: 7' 3" x 6' 3" (2.20m x 1.90m) PVCu double glazed window to the rear elevation. Radiator.

Bathroom: 7' 11" x 6' 6" (2.41m x 1.99m) PVCu double glazed window to the rear elevation. White three piece suite comprising a p-shaped panelled bath, wash hand basin set into cabinet and low level w.c. Heated towel rail. Tiled floor. Wall tiling. Down-lighters.





Outside: Externally there is a lawned garden to the front of the property whilst the southerly facing rear garden combines a Patio Area leading off the Kitchen with a further lawned section.

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

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - Awaited.

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

Directions: For satellite navigation purposes use the post code LL11 2TB. From the city centre proceed on the Chester Road to the brow of Acton Hill. Continue until passing The Acton Pub and Restaurant on the right then for a further 100 yards before passing over a zebra crossing, after which turn left into Kenyon Avenue. Proceed to the first cross-roads at which turn right into Ffordd Estyn and the property will be observed on the left-hand side of the road after approximately 200 metres.



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