

BOWEN

PROPERTY SINCE 1862



Asking Price £350,000

3 Bedrooms 2 Bathrooms

8 Garden Court, Garden Village,
Wrexham LL11 2SQ

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General Remarks

Located within a highly sought after cul-de-sac in Garden Village, this three bedroom detached house stands within a good sized plot and boasts two reception rooms, together with an en-suite shower room and downstairs w.c. With the majority of the windows double glazed the living accommodation has been freshly decorated and new carpets have been laid recently in both reception rooms and all three bedrooms. Internally the property briefly comprises an entrance hallway, downstairs w.c., dual aspect living room, dining room with french doors leading out to the patio, kitchen, utility room, landing, main bedroom with an en-suite and built-in wardrobe, two further bedrooms also with built-in wardrobes, and a family bathroom. EPC Rating - 70|C.



Accommodation

On The Ground Floor:

Entrance Hallway: Wood-effect double glazed door and side panel to the front elevation. Radiator. Tiled floor.

Downstairs WC: Wooden framed window to the side elevation. Low level w.c. and wash hand basin. Tiled floor. Wall tiling.

Living Room: 18' 5" x 12' 3" (5.62m x 3.73m) Wood-effect double glazed windows to the front and side elevations. Two radiators. Electric fire with feature surround. Deep coved ceiling.

Dining Room: 10' 5" x 9' 1" (3.17m x 2.78m) Wood-effect double glazed French doors to the rear elevation. Wood-effect double glazed window to the side elevation. Radiator. Deep coved ceiling.

Kitchen: 9' 1" x 8' 11" (2.76m x 2.72m) Wood-effect double glazed window to the rear elevation. Wall and base units with complementary work surfaces. Gas point for cooker. Stainless steel sink and drainer unit with mixer tap. Space for fridge. Wall tiling. Radiator. Tiled floor. "Main Eco Elite" boiler.

Utility Room: 7' 5" x 5' 10" (2.25m x 1.77m) Wooden framed door to the rear elevation. Wooden framed window to the rear elevation. Wall and base units with complementary work surfaces. Stainless steel sink and drainer unit with mixer tap. Plumbing for washing machine and dishwasher. Wall tiling. Tiled floor. Radiator.

On The First Floor:

Landing: Wood-effect double glazed window to the side elevation. Two storage cupboards. Attic hatch.

Bedroom 1: 13' 5" x 9' 6" (4.10m x 2.89m) Two wood-effect double glazed windows to the rear elevation. Radiator. Built-in wardrobe.

En-Suite Shower Room: 6' 3" x 4' 9" (1.91m x 1.45m) Wood-effect double glazed window to the rear elevation. White three piece suite comprising of a shower cubicle, low level w.c., and pedestal wash hand basin. Wall tiling. Radiator. Tiled floor.

Bedroom 2: 13' 5" x 10' 9" (4.10m x 3.28m) Wood-effect double glazed window to the front elevation. Radiator. Built-in wardrobe.

Bedroom 3: 12' 4" x 8' 9" (3.75m x 2.66m) Wood-effect double glazed window to the front elevation. Radiator. Built-in wardrobe.

Bathroom: 7' 1" x 6' 3" (2.16m x 1.90m) Wood-effect double glazed window to the rear elevation. White three piece suite comprising a panelled bath, low level w.c. and pedestal wash hand basin. Radiator. Wall tiling. Tiled floor.

Outside: Externally there is a lawned garden to the front of the property together with a driveway providing Off-Road Parking leading up to the Car Port and Garage. The rear garden combines a paved Patio with a further lawned section flanked by mature planted beds.









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

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 70|C.

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

Directions: For satellite navigation purposes use the post code LL11 2SQ. From the city centre proceed out of the city on the Chester Road to the brow of Acton Hill. Continue until passing The Acton Pub & Restaurant on the right, then for a further 100 yards. Take a right-hand turning into Garden Court just before the zebra crossing and the property will be observed on the left-hand side of the cul-de-sac.

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