

BOWEN

PROPERTY SINCE 1862



Asking Price £150,000

42 Fenwick Drive, Rhosnesni,
Wrexham LL13 9DF

🏠 3 Bedrooms

🚿 1 Bathroom

42 Fenwick Drive, Rhosnesni, Wrexham LL13 9DF



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General Remarks

Offered for sale with the benefit of NO ONWARD CHAIN, this three bedroom mid-terrace property is in need of some internal modernisation but is sure to appeal to both first time buyers and rental investors alike. With a driveway to the front of the property providing off-road parking, the living accommodation has double glazed windows throughout, a "Worcester" combination boiler, and an internal layout that briefly comprises an entrance hallway, w.c., dual aspect living room, dining room, kitchen, landing, two double bedrooms with built-in storage cupboards, further bedroom and a family bathroom with a white suite. Viewing advised.

Accommodation

On The Ground Floor:

Entrance Hallway: Wooden glazed door to the front elevation. PVCu double glazed window to the front elevation. Radiator. Laminate flooring.

WC: PVCu double glazed window to the front elevation. Low level w.c.

Living Room: 16' 3" x 10' 10" (4.96m x 3.29m) Three PVCu double glazed windows to the front elevation. PVCu double glazed window to the rear elevation. Radiator. Feature fire surround. Picture rail.

Dining Room: 11' 1" x 9' 4" (3.37m x 2.85m) PVCu double glazed window to the rear elevation. Radiator. Laminate 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.

Kitchen: 12' 8" x 8' 8" (3.85m x 2.63m) Wooden glazed doors to the front and rear elevations. PVCu double glazed window to the front and rear elevation. Wall and base units with complementary work surfaces. Stainless steel sink and drainer unit with mixer tap. Gas point for cooker. Cooker hood. Plumbing for washing machine. Space for fridge and freezer. Wall tiling. Tiled floor. Radiator.



On The First Floor:

Landing: Two PVCu double glazed windows to the front elevation. Radiator. Attic hatch.

Bedroom 1: 15' 5" x 9' 4" (4.70m x 2.84m) PVCu double glazed window to the rear elevation. Radiator. Storage cupboard. Cupboard housing a "Worcester" combination boiler.





Bedroom 2: 13' 7" x 9' 0" (4.14m x 2.75m)

PVCu double glazed window to the rear elevation. Radiator. Storage cupboard.

Bedroom 3: 10' 0" x 6' 11" (3.05m x 2.10m)

Three PVCu double glazed windows to the front elevation. Radiator.

Bathroom: 7' 3" x 6' 3" (2.20m x 1.90m) PVCu

double glazed window to the front elevation.

Three piece white suite comprising a p-shaped panelled bath, low level w.c. and a pedestal wash hand basin. Radiator. Wall tiling.

Outside: Externally there is a driveway to the front of the property providing Off-Road Parking. The rear garden combines a decked Entertaining Space with a Patio and a lawned section. There is also a useful Storage Shed.

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 Bedroom 1.

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

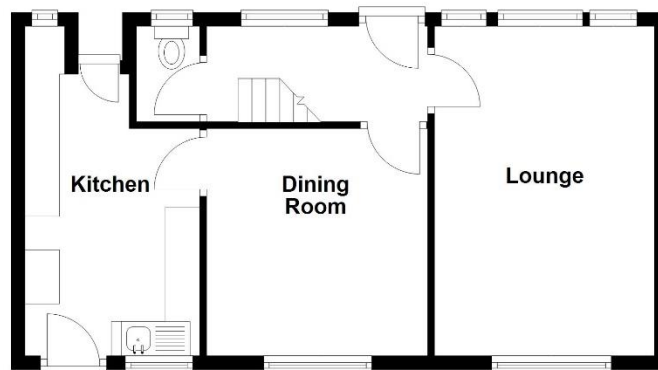
Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 67|D.

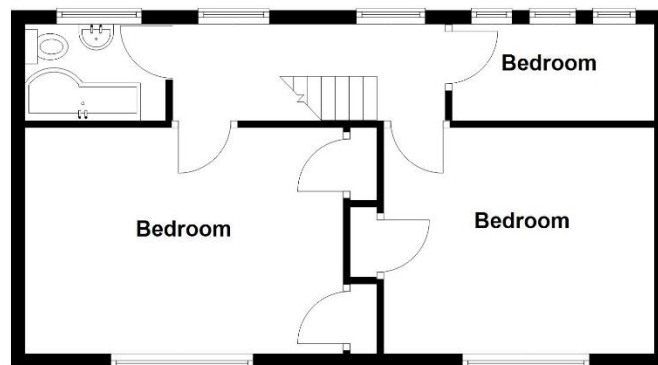
Council Tax Band: The property is valued in Band "C".

Directions: For satellite navigation purposes use the post code LL13 9DF. From the Tesco roundabout proceed out of the city on the Holt Road. Take a right-hand turning just past Morrisons Daily into Hullah Lane and then take the second turning on the left into Fenwick Drive, when the property will be observed on the right-hand side of the road after approximately 150 metres.

Ground Floor



First Floor



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