

BOWEN

PROPERTY SINCE 1862



Asking Price £299,500

2 Bedrooms 1 Bathroom

42 East Avenue, Wrexham LL11 2EH

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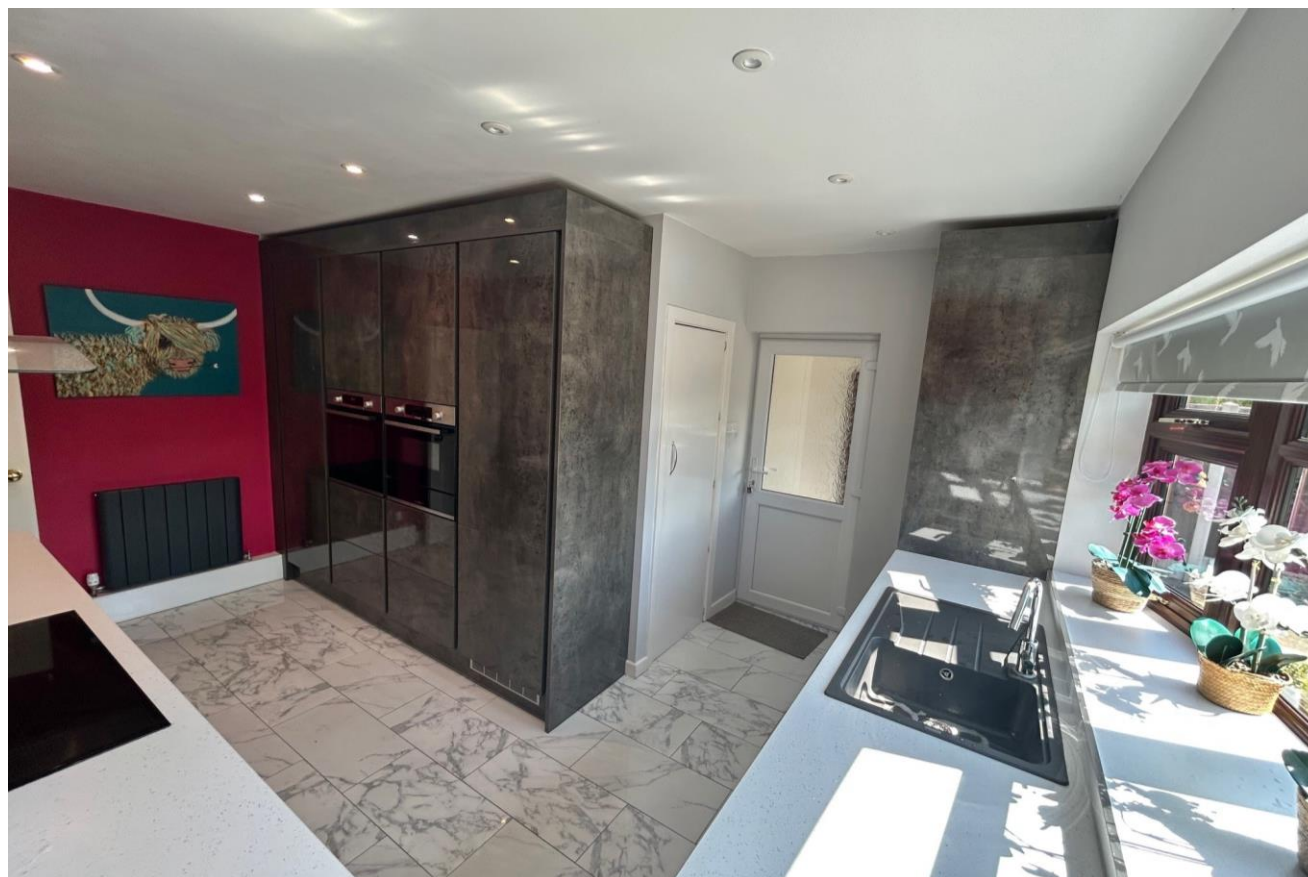
General Remarks

A beautifully presented detached two bedroom bungalow occupying immaculately tended gardens to front and rear with parking driveway to garage and having a useful additional secondary parking space. The property has a high end 'Wren' fitted kitchen, which incorporates a range of appliances and a highly appointed shower room. There is a spacious lounge with archway to dining room and to the rear a large conservatory that looks out over the garden, which has skillful planting, seating areas and a summerhouse.

Accommodation

Entrance Hall: 6' 2" x 4' 1" (1.88m x 1.25m) Approached through an arch-topped double glazed door. Feature full height arch-topped window. Double glazed window to side. Tiled floor. Fitted coat hooks. Tongue-and-groove finish to ceiling. Inner bow-fronted and part glazed door to:

Reception Hall: 13' 9" x 4' 0" (4.20m x 1.22m) The Hallway widens to the rear. Double louvred-door cloaks cupboard with hanging rail and fitted shelf. Karndean oak block-effect flooring with border detail. Radiator. Coved finish to ceiling. Telephone point. Smoke alarm.



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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: 14' 10" x 11' 4" (4.51m x 3.46m) Fitted by "Wren" with flush fitting grey marble-effect fronted units comprising composite inset sink unit set into laminate quartz-effect topped work surfaces continuing to matching up-stands. The base cupboards have ranges of wide storage drawers including integrated dishwasher. There is a tall boiler cupboard with fitted shelving. Inset "Bosch" induction hob with transparent splash-plate behind and stainless steel finished cooker hood above. Fitted tall pantry unit and integrated refrigerator and freezer together with built-in twin ovens and grills with storage cupboards above and below incorporating microwave and warming-drawer. Feature radiator. Laminate marble-effect glazed tiled floor. Double glazing to bow window. Traditional pantry cupboard off. Double glazed back door. Ceiling spot-lights.

Inner Hallway: 10' 6" x 2' 10" (3.19m x 0.86m) Coved finish to ceiling. Glazed partition to Living Room/Dining Room. Continuation of Karndean oak block-effect flooring.

Dining Room: 11' 1" x 9' 11" (3.39m x 3.02m) Radiator. Coved finish to ceiling. Double glazed patio door to Conservatory. Archway to:

Living Room: 15' 9" x 10' 11" (4.80m x 3.33m) Wall mounted feature living flame-effect fire set above a marbled hearth and having timber mantel above and matching back-lit shelving to recesses. Television aerial point. Deep coved finish to ceiling. Double glazed picture window to:

Conservatory: 19' 9" x 9' 7" (6.02m x 2.93m) Constructed with double glazed elevations above a masonry plinth having oak finished flooring. Radiator. Wall-light point. Double glazed French windows to rear garden.

Bedroom 1: 13' 11" x 10' 0" (4.25m x 3.05m) Radiator. Double glazed window. Coved finish to ceiling. Telephone point.

Bedroom 2: 10' 6" x 9' 9" (3.19m x 2.98m) Radiator. Double glazed window. Coved finish to ceiling.

Shower Room: 7' 9" x 6' 4" (2.36m x 1.94m) Refitted with highly appointed white suite comprising close flush w.c., semi-pedestal wash hand basin and corner shower tray having deluge shower plus vanity shower to side. Ceiling spot-lights. Full tiling to walls including contrasting relief panels. Range of chrome finished fittings including heated towel rail and water-fall style tap to the wash basin. Double glazed window. Loft access point to insulated roof space.

Outside: To the front elevation there is a Parking Driveway leading to a Garage: 5.22m x 2.50m fitted with up and over door, electric light and power and having personal door to Side Passageway which allows access to the garden from the front to the rear of the property. There is an Integrated Utility/Store: 2.16m x 0.94m having space with plumbing for automatic washing machine and cold water tap. The front garden is skilfully planted with gravel beds, feature archways and stepping-stone pathways having an abundance of specimen plants and shrubs set behind a mature conifer hedge for privacy. To the left-hand side of the plot as viewed from the front there is a further Secondary Parking Area behind secure gates. At the rear there are Patio Areas leading to a Seating Space with artificial grass bounded by further zones of skilful planting, which are a real feature. At the rear of the plot there is a timber Summerhouse.

Services: Mains water, gas, electricity and foul drainage are understood to be connected to the property subject to statutory regulations. The central heating is a conventional radiator system effected by a wall mounted boiler situated in the cupboard off the Kitchen.









Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 69|C.

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

Directions: From the Agents Wrexham Offices proceed up Regent Street to the traffic lights at which turn right onto Grosvenor Road. At the roundabout turn left onto Rhosddu Road and continue past the Spar Shop and eventually past the right-hand turning for Prices Lane. Continue further taking the right-hand turning onto East Avenue. Continue until the roadway rises, when the property will be observed after a short distance on the left-hand side.

Start your property journey with us today

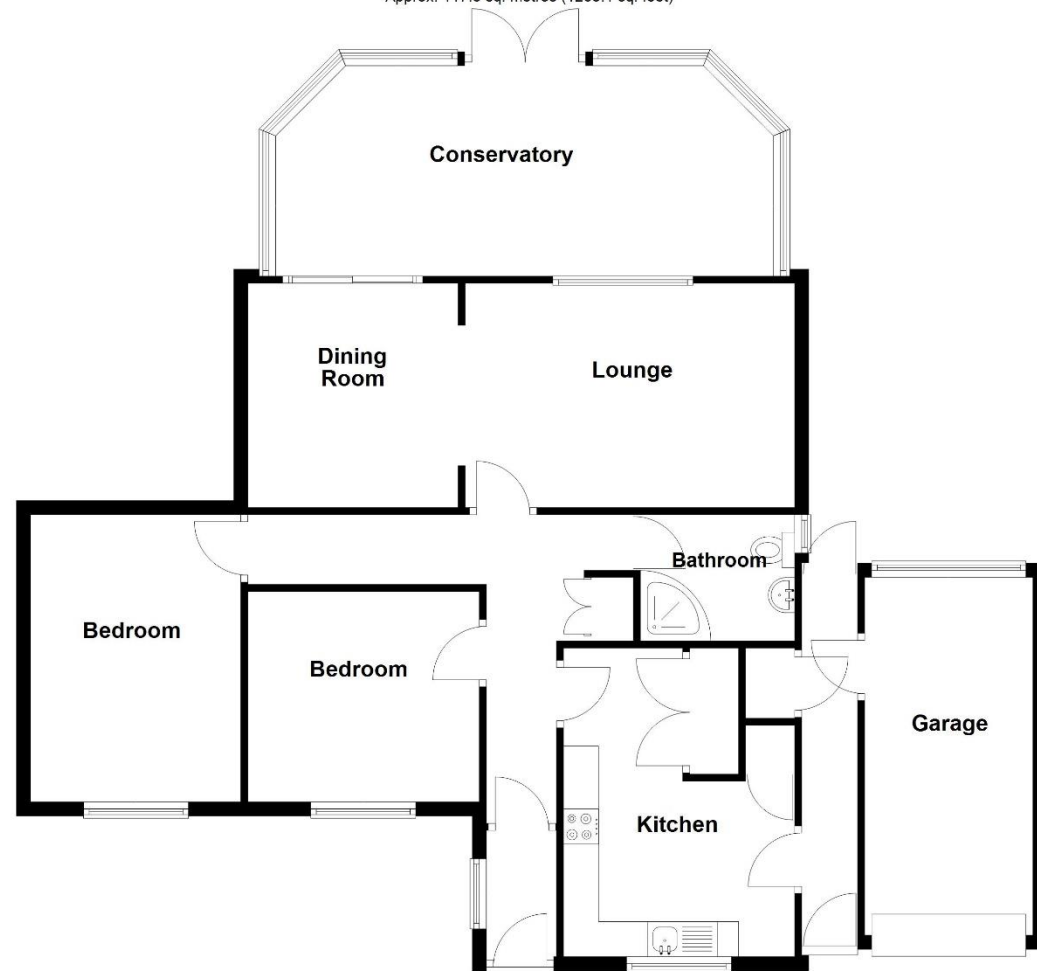
We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.

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Ground Floor

Approx. 117.5 sq. metres (1265.1 sq. feet)



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We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

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