

BOWEN

PROPERTY SINCE 1862



Asking Price £90,000

14 The Laurels, Acton, Wrexham LL12 7NW

🏠 2 Bedrooms

🚿 1 Bathroom

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General Remarks

Available for sale with NO ONWARD CHAIN. Located in the much sought after village of Acton, just a couple of miles from the City Centre is this two bedroom ground floor flat. Comprising a lounge, kitchen, two bedrooms and a three piece bathroom. Externally there is a good-sized rear garden. The property is in need of some modernisation throughout. Excellent rental potential.

Accommodation

Lounge: 16' 11" x 15' 11" (5.15m x 4.85m) Laminate flooring. Double glazed window. Radiator. PVCu entrance door. Stone-effect gas fire with a cream stone-effect hearth and surround. Power points. Ceiling light fitting. Two wall-light fittings. Ceiling smoke alarm. Two built-in cupboards. Television aerial point. Telephone point.

Kitchen: 10' 6" x 8' 3" (3.21m x 2.51m) Comprising a range of light ash-effect wall and base units with laminate work-top surfaces and a tiled splash-back. Single stainless steel sink unit with draining-board. Plumbing and space for a washing machine. Power points. Space for a tall fridge freezer. Decorative coving. Ceiling light fitting. Four-ring electric hob with an extractor hood over and a "Beko" single electric fan oven beneath. Two double glazed windows. Part glazed frosted PVCu door to rear garden. Electric consumer unit and electric meter.

Inner Hall: Laminate flooring. Ceiling light fitting. Ceiling smoke alarm. Power points.

Bedroom 1: 11' 11" x 11' 10" (3.63m x 3.60m) maximum. Fitted carpet. Double glazed window. Radiator. Power points. Ceiling light fitting. Telephone point. Decorative coving. Cupboard housing the "Worcester Bosch" gas central heating boiler which was installed in 2020.



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

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.

Bedroom 2: 12' 2" x 8' 6" (3.72m x 2.58m) Fitted carpet. Radiator. Double glazed window. Picture rail. Ceiling light fitting. Power points.

Bathroom: 8' 0" x 4' 3" (2.44m x 1.30m) Comprising a three piece white suite to include a low level w.c., pedestal wash hand basin and a panelled bath with chrome taps and a thermostatic shower bar over. Frosted double glazed window. Radiator. Fully tiled walls. Tiled flooring. Decorative coving. Flush ceiling light fitting. Water stop-cock.

Outside: Side access to a good-sized rear garden with hedged boundaries. Outdoor tap.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Worcester Bosch" gas-fired boiler situated in Bedroom 1.

Tenure: Leasehold. 125 year lease from 19th January 1998. Ground Rent £10.00 per annum. Annual Service Charge for the maintenance of communal areas £144.00. Vacant Possession on Completion. NO CHAIN.

EPC: EPC Rating – 66|D.





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

Directions: From the Agents Wrexham Offices proceed up Regent Street to the traffic lights at which turn right onto Grosvenor Road. At the roundabout continue straight across bearing immediately left thereafter onto Grove Road. At the traffic lights turn left onto Chester Road. On arriving at the roundabout turn right towards Rhosnesni Lane but bear left into the Acton Park development. Continue along Oak Drive and take a left-hand turn into The Laurels. The property will be seen on the left-hand side.



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GROUND FLOOR

Approx. 59.76 sq. metres (643 sq.feet)



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