

BOWEN

PROPERTY SINCE 1862



Asking Price £150,000

46 Pentre Gwyn, Wrexham LL13 8YE

🏠 3 Bedrooms

🚿 1 Bathroom

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General Remarks

Located on the fringes of the city, this well proportioned three bedroom end terrace property is sure to appeal to both first time buyers and rental investors alike. Offered for sale with the benefit of NO ONWARD CHAIN, the property also boasts a spacious kitchen/diner and is neutrally decorated throughout. Internally the property briefly comprises an entrance hallway, living room, kitchen/diner, landing, main bedroom, two further bedrooms and a family bathroom complete with a white suite. Viewing advised.



Accommodation

On The Ground Floor:

Entrance Hallway: PVCu double glazed window to the front elevation. Radiator. Tiled floor.

Living Room: 14' 10" x 11' 5" (4.51m x 3.48m)
PVCu double glazed bow window to the front elevation. Radiator. Feature fire surround.

Kitchen/Diner: 18' 4" x 11' 3" (5.59m x 3.43m)
PVCu double glazed door to the rear elevation. Two PVCu double glazed windows to the rear elevation. Wall and base units with complementary work surfaces and splash-backs. Stainless steel sink and drainer unit with mixer tap. Integral electric oven and hob. Cooker hood. Space for fridge freezer. Plumbing for washing machine. Radiator. Tiled floor. "Optia" boiler.

Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

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.

On The First Floor:

Landing: Attic hatch.

Bedroom 1: 12' 1" x 11' 4" (3.69m x 3.46m)
PVCu double glazed window to the rear elevation. Radiator. Airing cupboard.

Bedroom 2: 11' 5" x 9' 6" (3.48m x 2.90m)
PVCu double glazed window to the front elevation. Radiator.

Bedroom 3: 8' 7" x 8' 5" (2.62m x 2.56m) PVCu double glazed window to the front elevation. Radiator. Built-in shelving.

Bathroom: 5' 10" x 5' 6" (1.78m x 1.67m) PVCu double glazed window to the rear elevation. White three piece suite comprising a panelled bath, low level w.c. and pedestal wash hand basin. Fully tiled walls. Tiled floor. Heated towel rail.





Outside: Externally there is a lawned garden to the front of the property and to the rear of the property there is a paved Patio leading off the Kitchen together with several mature shrubs.

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

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

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 70|C.

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

Note: The Vendor is a relative of a Member of Staff at Bowen.

Directions: Proceed out of Wrexham on the A525 through Hightown. Once out of Wrexham take a left-hand turning into Kingsmills Road just before The Kingsmills Pub. Take the third turning on the left over the little bridge onto Abenbury Road. Continue along this road and the property will be observed on the left-hand side a short distance before the mini-roundabout.



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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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