

BOWEN

PROPERTY SINCE 1862



Asking Price £135,000

48 Palmer Street, Wrexham LL13 8EY

🏠 2 Bedrooms

🚿 1 Bathroom

48 Palmer Street, Wrexham LL13 8EY



General Remarks

A traditional two bedroom end-of-terrace property located within walking distance of the City Centre (including Eagles Meadow and Tesco Supermarket). The property has gated off-road parking for two vehicles. Available with NO ONWARD CHAIN, the property briefly comprises an entrance hall leading to a bright lounge and separate dining room. There is a fitted kitchen together with utility room. On the first floor there are two bedrooms and a three piece bathroom. Bedroom one has views towards St. Giles Church in Wrexham with the mountains beyond.



Accommodation

On The Ground Floor:

Internal Entrance Porch: 3' 5" x 2' 11" (1.04m x 0.90m) Tiled flooring. Part glazed PVCu entrance door with top-light above. Electric consumer unit. Electric meter. Ceiling light fitting. Door into:

Lounge: 13' 3" x 11' 11" (4.03m x 3.63m) Fitted carpet. Double glazed window. Radiator. Power points. Ceiling light fitting. Television aerial point. Telephone point. Small cupboard housing the gas meter.

Dining Room: 13' 3" x 10' 8" (4.04m x 3.25m) Fitted carpet. Double glazed window. Radiator. Dado rail. Decorative coving. Ceiling light fitting. Power points. Storage cupboard under stairs. Step down to:

Utility Room: 8' 11" x 5' 11" (2.73m x 1.80m) Tiled flooring. Radiator. Power points. Part glazed PVCu door to rear garden. Laminate work-top surface with tiled splash-back having plumbing for washing machine beneath. Ceiling light fitting. Ceiling smoke alarm.

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.

Double glazed window. Water meter. Further step down to:

Kitchen: 9' 3" x 8' 10" (2.82m x 2.70m) Comprising a range of dark oak-effect wall and base units with a tiled splash-back and a laminate work-top surface. Space for an electric cooker. Single composite sink unit with draining-board. Tiled flooring. Double glazed window. Ceiling light fitting. Power points. Staircase to:

On The First Floor:

Landing: Fitted carpet. Power points. Two ceiling light fittings. Full-height storage cupboard.

Bedroom 1: 13' 3" x 11' 11" (4.05m x 3.63m) Fitted carpet. Double glazed window. Radiator. Power points. Decorative coving. Ceiling light fitting. Views towards St. Giles Church with the mountains behind.

Bedroom 2: 10' 2" x 7' 11" (3.10m x 2.41m) Fitted carpet. Double glazed window. Radiator. Ceiling





light fitting. Power points. Cupboard housing the "Worcester" gas central heating boiler with carbon monoxide alarm above. Steps down to:

Bathroom: 8' 5" x 5' 10" (2.57m x 1.79m) Comprising a three piece white suite to include panelled bath, low level w.c. and pedestal wash hand basin with chrome taps. Radiator. Fully tiled walls. Frosted double glazed window. Vinyl tiled flooring. "Triton T80 SI" electric shower unit over the bath. Extractor vent. Ceiling light fitting.

Outside: A paved low-maintenance front garden. Rear garden is partially paved with gravelled area. Steps lead down to the tandem Off-Road Parking Area which is gated and accessed via Barons Road.

Services: All mains services are connected subject to statutory regulations. The central heating is a

conventional radiator system effected by the "Worcester" gas-fired boiler situated in the Second Bedroom.

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

EPC: EPC Rating - 56|D.

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

Directions: For satellite navigation use the post code LL13 8EY. Follow the inner ring road past Tesco and Eagles Meadow to a roundabout at which take the first exit onto Smithfield Road by the Anise Restaurant. At the brow of the hill pass Wrexham Motoring Supplies on the right then after about 500 yards turn left onto Palmer Street when the property will be seen on the right-hand side.





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.