

50 The Homestead, Wrexham , LL14 4HQ
£300,000 MW46460



DESCRIPTION Situated on a popular residential development with easy access to Wrexham town centre facilities is this 3 bedroom detached property with converted garage to incorporate a 1 bedroom annex. The property has generous size living accommodation to briefly comprise entrance hall, cloakroom, fitted kitchen lounge, dining area, conservatory, ,annex comprising bedroom, wet room, and kitchen and to the first floor there are 3 bedrooms and combined bathroom and wc. The accommodation is complimented by gas heating and UPVC double glazing and externally there are pleasant gardens which are not overlooked to the rear and ample off road parking. As selling agents we would recommend an inspection of this versatile family home to fully appreciate the size of the accommodation on offer. **FREEHOLD. COUNCIL TAX BAND E.**

GEORGE A MURRAY FNAEA – RESIDENT PARTNER

Viewing by arrangement through Wrexham Office

35/37 King Street, Wrexham, Clwyd, LL11 1HR Tel: 01978 262275

Opening hours 9.00am-5.00pm Monday – Friday 9.00am – 2.00pm Saturday

DIRECTIONS: From the agents Wrexham office proceed around the one way system to the mini roundabout on the corner of Grosvenor Road. Turn left and proceed to the traffic lights turning right and left into Bradley Road. Continue over the roundabout and through the traffic lights and Bersham Road will be noted on the right, turn right into Bersham Road and continue until the development will be noted on the right hand side, turn right into the development and at the T junction turn right and follow the road until the property will be noted on the left via the Molyneux for sale sign.



Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG

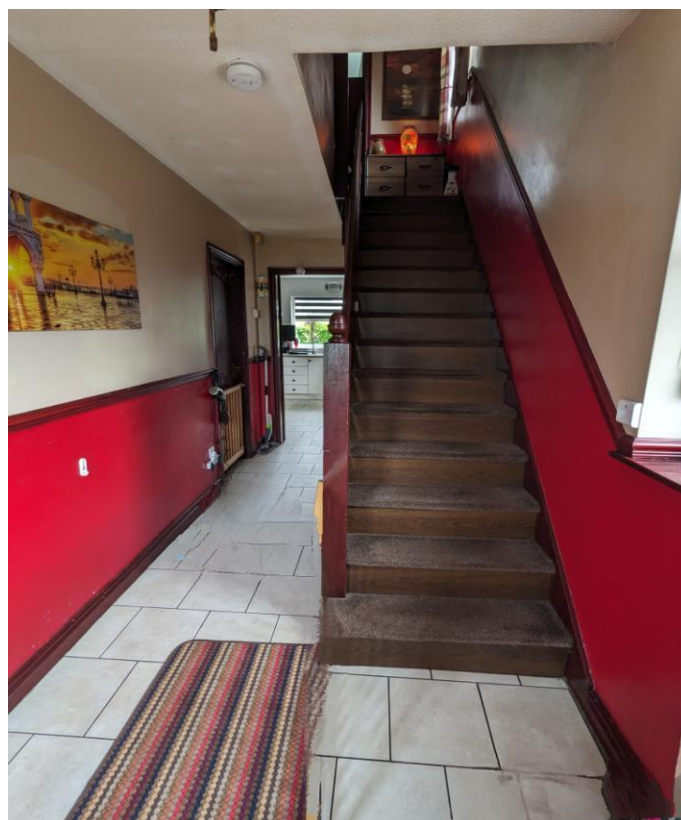
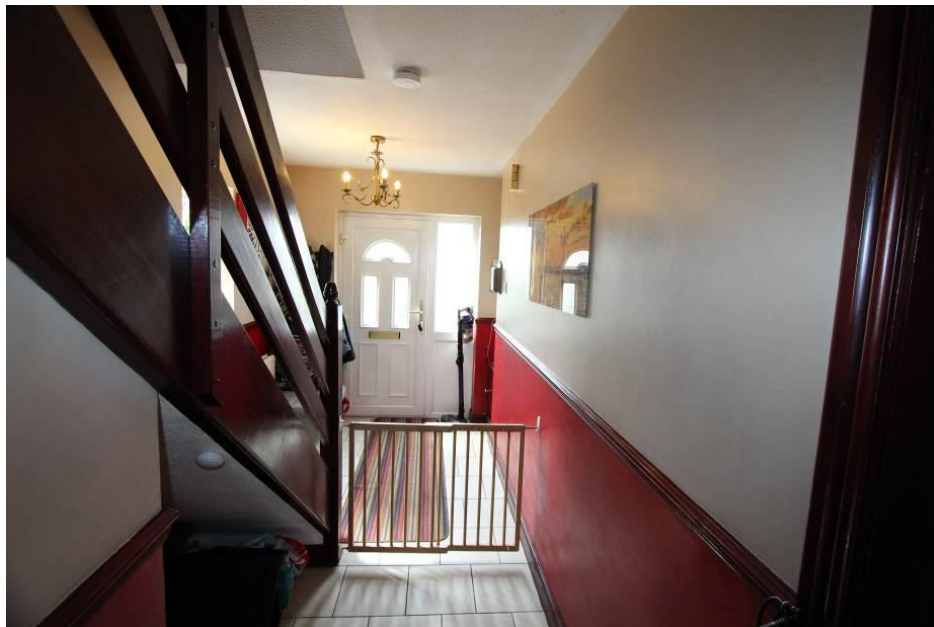
Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088
Holywell Office: 01352 712271



LOCATION: Situated in a popular and sought after location with easy access to Wrexham City centre facilities and the main road network for commuting to Chester city centre and the surrounding areas of employment.

HEATING: Gas radiator heating installed.

ENTRANCE HALL: Panelled Radiator. Tiled floor. Stairs rising to first floor. UPVC front entrance door.



CLOAKROOM: Fitted 2 piece suite comprising wc and wash hand basin. Tiled floor.

KITCHEN: 11' 7" x 9' 10" (3.53m x 3m) Panelled radiator. The kitchen is fitted with a range of wall and base units with worktop surfaces and inset stainless steel sink unit and splash back tiling. Space for cooker with extractor hood above. Space and plumbing for washing machine. Wall mounted gas heating boiler. UPVC side entrance door.



LOUNGE: 14' x 13' (4.27m x 3.96m) Panelled radiator. Fitted feature fire surround with inset electric fire. Box bay to front elevation. Tv point. Door leading to Annex.



DINING AREA: 12' x 9' 6" (3.66m x 2.9m) Panelled radiator. Wood effect floor covering. French doors leading to conservatory.



CONSERVATORY: 11' 5" x 9' 3" (3.48m x 2.82m) Wood effect floor covering. French doors to rear garden.





ANNEX:

BEDROOM: 13' 9" x 8' 8" (4.19m x 2.64m) Panelled radiator. Wood effect floor covering.



WET ROOM: Fitted 3-piece suite comprising wc, wash hand basin and tiled shower area with fitted Mira shower.



KITCHEN: Panelled radiator. Fitted worktop surfaces with inset stainless steel bowl. Fitted wall cupboards. Wall mounted gas heating boiler. UPVC front entrance door.



STAIRS AND LANDING: Loft access. Built in airing cupboard. Doors leading off to bedrooms and bathroom.

BEDROOM 1: 12' 9" x 11' 5" (3.89m x 3.48m) Panelled radiator. Window to rear elevation.



BEDROOM 2: 13' x 11' 5" (3.96m x 3.48m) Panelled radiator. Window to front elevation.



BEDROOM 3: 12' 2" x 10' 2" (3.71 m x 3.1 m) Panelled radiator. Window to side and front elevation.



BATHROOM: 9' x 8' 1" (2.74 m x 2.46 m) Panelled radiator. Fitted 3 piece white suite comprising wc, wash hand basin, panelled bath with mixer taps and shower attachment and separate shower enclosure with fitted shower. Part tiled walls.





OUTSIDE: To the front of the property there is a drive providing off road parking and a path leading to the front entrance, Annex and side of the property giving access to the rear via a gated access. The front garden is laid to decorative slate stocked with various shrubs and to the left of the property there is a large garden store and to the right there is a paved enclosed area and out side tap. The rear garden is generous in size and offers a pleasant open aspect and comprises a paved patio area leading onto lawned gardens. There is a large summerhouse/workshop with decorative slate forecourt and outside lighting.





TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - **TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

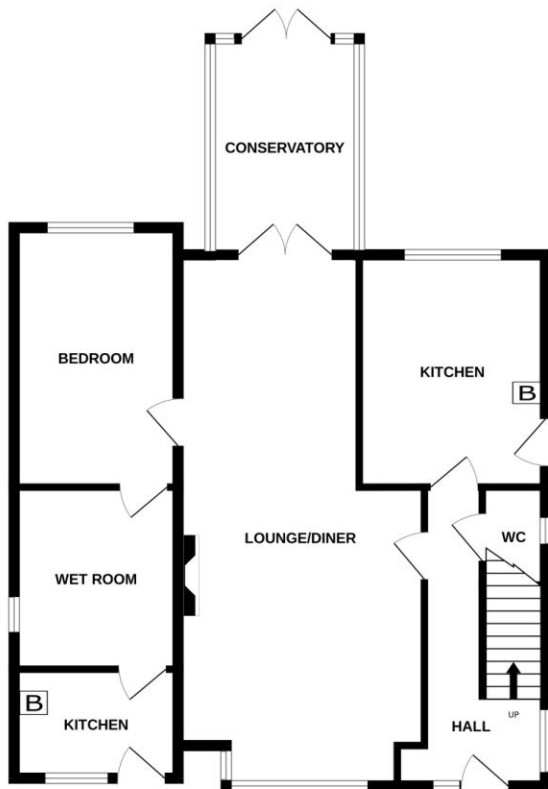
Main House

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

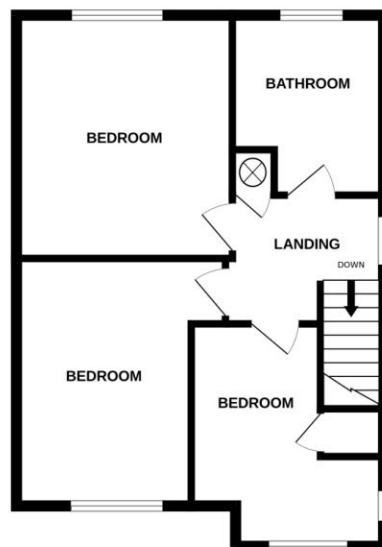
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Annexe

GROUND FLOOR
880 sq.ft. (81.7 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA: 1401 sq.ft. (130.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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