



2 Havondale Gatewen Road, Wrexham, LL11 6UP
O.I.R.O £140,000

Available with NO ONWARD CHAIN is this well-presented 2 bedroom semi-detached property in the popular village of New Broughton, with good local amenities. The property features a welcoming hallway, spacious living and dining rooms both with electric fires and a fitted kitchen with access to the rear. The dining room provides access to a cellar for additional storage. The first floor offers two bedrooms, a bathroom and attic access. Outside boasts a generous courtyard-style rear garden with a workshop.

Viewing is essential to appreciate all this property has to offer, call Olivegrove today on 01978 750234 to arrange a viewing.

Entrance Hallway



Hallway with two ceiling light fittings, radiator, carpeted flooring, doors to living room and dining room, and staircase rising to the first floor.

Living Room 10'9" x 9'8" (3.283m x 2.950m)



UPVC double-glazed window to the front elevation, carpeted flooring, radiator, and ceiling light fitting. Feature electric fire with wooden surround.

Dining Room 12'0" x 12'11" (3.682m x 3.940m)



PVC double-glazed window to the rear elevation, carpeted flooring, radiator, and electric fire with wooden surround. Door to cellar and door to kitchen.

Cellar 11'11" x 10'4" (3.634m x 3.155m)



Wall mounted electric consumer unit and meter, light fitting

Kitchen 9'2" x 7'0" (2.809m x 2.150m)



Fitted with a range of base, wall, and drawer units with complementary worktop over. Includes stainless steel sink, space and plumbing for washing machine, space for slot-in cooker and fridge/freezer. Light fitting, tile-effect flooring and splashbacks. UPVC part-glazed door and double-glazed window to the side elevation.

Stair & Landing

Carpet to floor, doors off to bedrooms

Bedroom 1 12'2" x 13'0" (3.719m x 3.964m)



UPVC double-glazed window to the rear elevation, radiator, light fitting, and built-in cupboard. Door to:

Bathroom 9'5" x 7'0" (2.877m x 2.156m)



Panelled bath with electric shower over, pedestal wash hand basin, and close-coupled WC. Cupboard housing boiler. Light fitting, part-tiled walls, and vinyl flooring. UPVC double-glazed window to the rear elevation.

Bedroom 2 13'1" x 10'9" (3.995m x 3.285m)



Two UPVC double-glazed windows to the front elevation, carpeted flooring, sockets, light fitting, and radiator. Access to attic.

External

Front

A Pathway leads to the front door

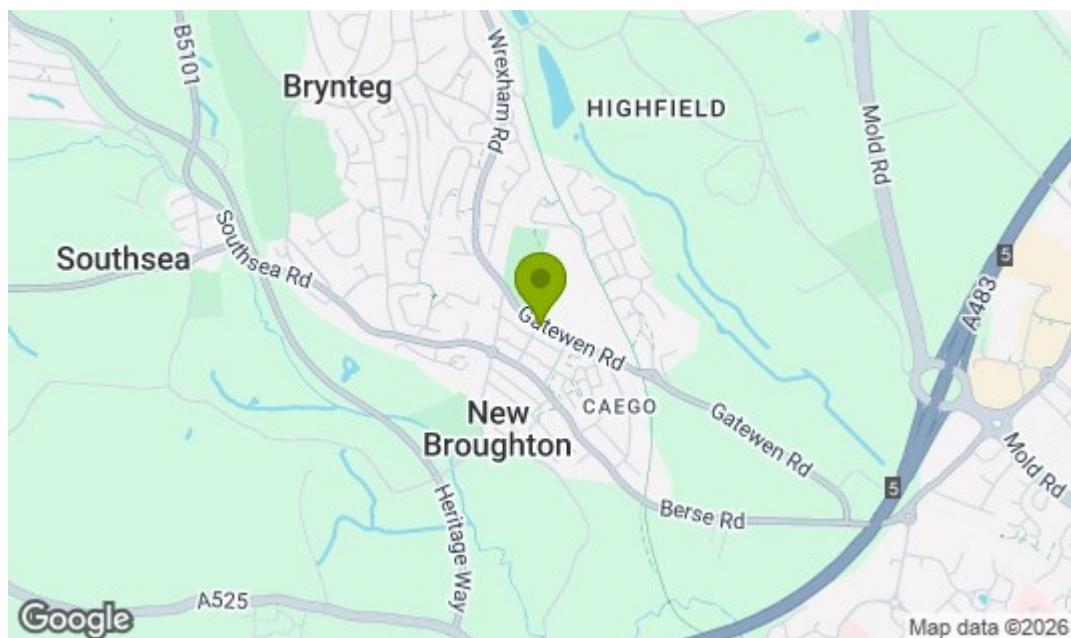
Rear



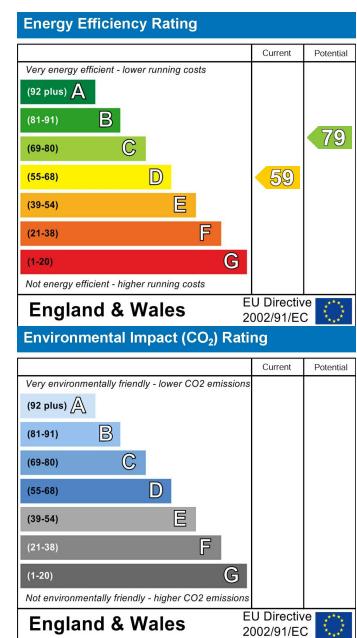
A spacious rear courtyard style garden with workshop

Floor Plan

Area Map



Energy Efficiency Graph



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