

BOWEN

PROPERTY SINCE 1862



Asking Price £140,000

13 Benjamin Road, Wrexham LL13 8EE

🏠 2 Bedrooms

🚿 2 Bathrooms

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General Remarks

Located within close proximity of the City Centre, this two double bedroom semi-detached period property benefits from two reception rooms as well as a larger than average rear garden for the area and off-road parking and former garage. With double glazed windows and a "Worcester" combination boiler, the living accommodation briefly comprises an entrance hallway, lounge, dining room, downstairs shower room, landing, two double bedrooms and a family bathroom. Viewing advised.

Accommodation

On The Ground Floor:

Entrance Hall: 13' 9" x 2' 9" (4.19m x 0.84m)

Approached through a Georgian-style double glazed door. Radiator. Laminate oak-effect flooring. Smoke alarm. Stairs off. Central heating thermostat. Telephone point.

Lounge: 12' 4" x 9' 11" (3.76m x 3.01m) excluding bay window. Double glazing to bay window.

Provision for focal-point fire. Tiled hearth. Built-in cupboard to recess. Radiator. Panelled door.

Dining Room: 13' 3" x 10' 0" (4.03m x 3.04m)

Laminate oak-effect flooring. Double glazed window. Television aerial point. Tiled fireplace with fitted electric focal-point fire. Smoke alarm.

Looking for that perfect mortgage?

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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.

Kitchen: 11' 4" x 7' 5" (3.46m x 2.25m) Fitted with a range of cream-toned shaker-effect fronted units comprising stainless steel single drainer sink unit set into double base storage cupboards having adjacent space with plumbing for automatic washing machine. Further three base cabinets and drawer pack. Space for upright fridge/freezer. Built-in electric oven and grill. Fitted four-ring electric hob with cooker hood above. Tiled top work areas. Wall mounted "Worcester" gas-fired combination-type central heating boiler. Double glazed window.



Double glazed back door. Digital central heating control. Walk-in storage cupboard to understairs off.

Shower Room: 6' 0" x 5' 5" (1.83m x 1.65m) Fitted with a two piece white suite comprising close flush w.c. and pedestal wash hand basin. Wet floor shower with thermostatic shower fitted above. Full tiling to walls. Double glazed window. Extractor fan. Chrome finished fittings including heated towel rail.





On The First Floor:

Landing: 13' 2" x 5' 2" (4.01m x 1.57m) Loft access-point to insulated roof space. Smoke alarm.

Bedroom 1: 13' 2" x 12' 3" (4.01m x 3.74m) Laminate oak-effect flooring. Double glazed window. Radiator.

Bedroom 2: 13' 2" x 7' 9" (4.02m x 2.37m) Laminate oak-effect flooring. Radiator. Double glazed window.

Bathroom: 11' 9" x 7' 4" (3.57m x 2.23m) Fitted with a three piece shell-patterned suite, finished in whisper peach, having range of brass-effect finished fittings comprising close coupled w.c., pedestal wash hand basin and twin-grip panelled bath. Vinyl flooring. Part tiling to walls. Extractor fan. Double glazed window. Radiator.

Outside: To the front elevation there is an enclosed forecourt with pathway leading to the front door surrounded by brick-walling. At the rear there is understood to be a vehicular right of way to a large paved "L"-shaped garden having stocked flower and shrubbery borders and which is bounded by timber fencing with concrete posts. The garden features a former Garage/Store Building. The area offers significant and surprising space for a property of

this type, extending to an area approaching approximately 250 square metres.

Services: Mains water, gas, electricity and foul drainage are understood to be connected to the property subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired combination-type boiler situated in the Kitchen.

Tenure: Freehold. Vacant Possession on Completion.

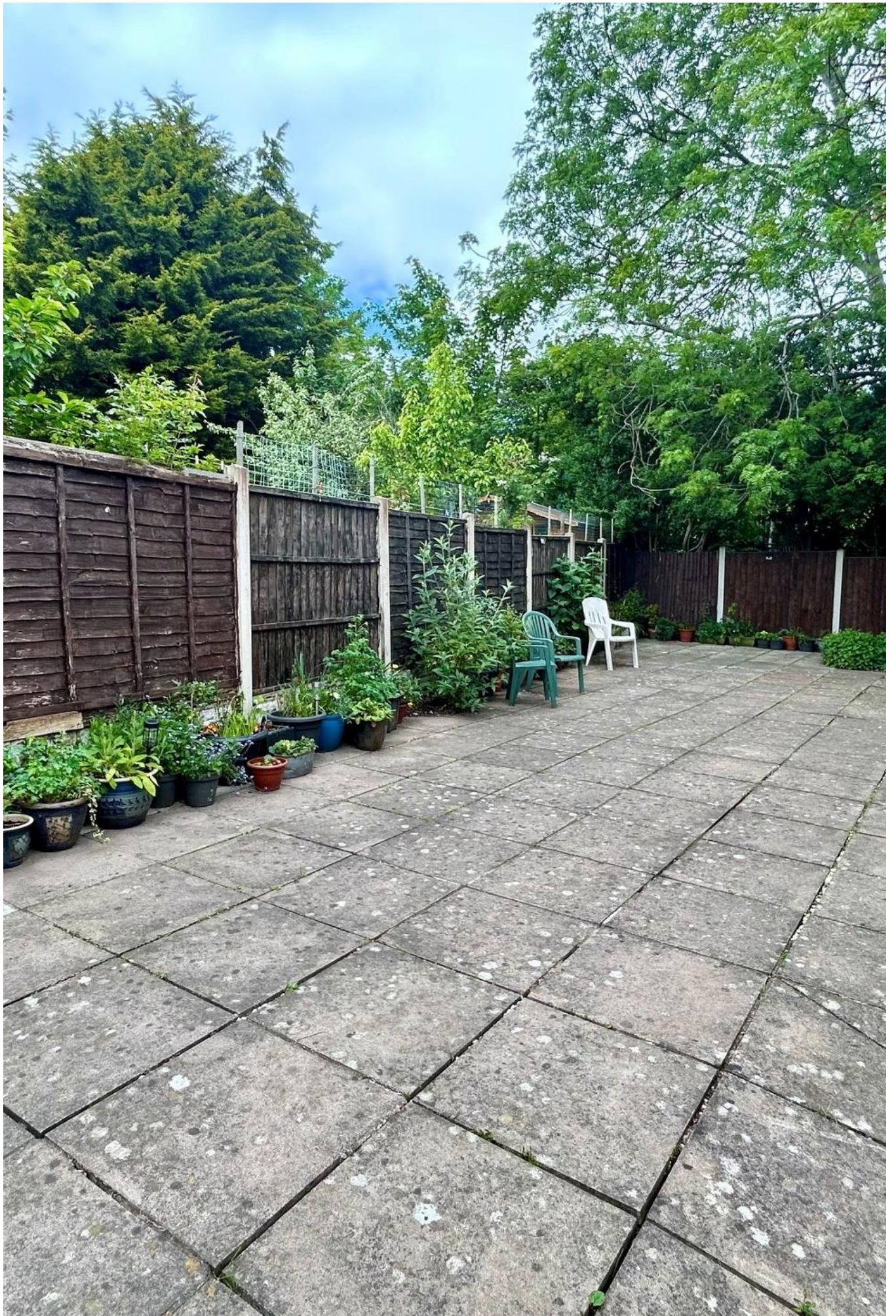
Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 63|D.

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

Directions: From the Agents Wrexham Offices proceed through the city centre passing McDonald's, descending Hill Street to the junction with Brook Street at which turn left. Continue ahead at the traffic lights onto St. Giles link road. At the traffic lights turn left and at the roundabout take the right-hand turning onto Caia Road. At the junction with Caia Road and Derby Road continue ahead onto Benjamin Road, when the property will be approached on the left-hand side.







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