

Asking Price £152,500

24 Bryn Hedd, Southsea, Wrexham LL11 6PT

3 Bedrooms

1 Bathrooms

BOWEN

PROPERTY SINCE 1862

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General Remarks

Situated just a couple of miles from Wrexham City Centre is this well-proportioned three-bedroom semi-detached property with level gardens to the front and rear. Available For Sale with No Onward Chain. In brief the accommodation comprises an entrance hallway, lounge and dining room, kitchen with separate utility room and cloakroom. There are three bedrooms and three piece bathroom to the first floor. Please note: this property is of non-traditional construction and buyers are recommended to seek advice from their financial advisor if a mortgage is required. EPC Rating - D| 56.

Accommodation

Entrance Hallway: Fitted carpet. Radiator. Ceiling light point. Ceiling smoke alarm. Electric consumer unit. Part-glazed PVCu entrance door. Power points. Telephone point. "Honeywell Home" thermostat control for Gas central heating. Staircase to first floor.

Lounge: 13' 10'' x 12' 1'' (4.21m x 3.68m) Fitted carpet. Radiator. Double-glazed window to front elevation. Dado rail. Power points. Ceiling light point and feature rose. Telephone point. TV aerial point. Decorative coving. Coal effect fire with pine surround and cream marble effect hearth and inset. Part-glazed double-doors to dining room.

Dining Room: 10' 4'' x 8' 7'' (3.16m x 2.61m) Fitted carpet. Double-glazed window to rear elevation. Radiator. Power points. Decorative coving. Ceiling light point. Folding door to Kitchen.

Kitchen: 10' 4'' x 8' 7'' (3.15m x 2.62m) Comprising a range of light oak effect wall and base units with laminate worktop surfaces and tiled splashback. One and a half bowl sink unit with draining board. Tiled flooring. Double-glazed window to rear elevation. Power points. Smoke alarm. Ceiling light point. Space for tall

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fridge/freezer. Integrated four ring Gas hob with extractor hood over and "Hotpoint" electric fan oven below.

Utility Room: 7' 11'' x 4' 0'' (2.42m x 1.21m) Matching wall units and laminate worktop surfaces. Tiled flooring. Plumbing and space for washing machine and tumble dryer. Power points. Ceiling light point. Part-glazed PVCu door with frosted part-glazed panel to side.

Cloakroom: 4' 0'' x 2' 9'' (1.21m x 0.85m) Low-level w.c.. Tiled flooring. Radiator. Ceiling light point. Frosted double-glazed window.

On The First Floor:

Landing: Fitted carpet. Double-glazed window to side elevation. Ceiling smoke alarm. Ceiling light point. Loft hatch access.

Bedroom 1: 12' 2'' x 12' 2'' (3.70m x 3.70m) Fitted carpet. Radiator. Double-glazed window to front elevation. Power points. Ceiling light point. Airing cupboard housing "Navien" Gas central heating boiler.

Bedroom 2: 13' 6'' x 8' 8'' (4.12m x 2.63m) Fitted carpet. Radiator. Double-glazed window to rear











elevation. Power points. Ceiling light point. Built-in wardrobe.

Bedroom 3: 9' 3'' x 8' 9'' (2.82m x 2.66m) Fitted carpet. Double-glazed window to front elevation. Power points. Radiator. Ceiling light point. Two built in drawers.

Bathroom: 7' 2'' x 6' 3'' (2.19m x 1.91m) Low-level w.c.. Pedestal wash hand basin. Panelled bath with "Triton" electric shower unit over. Fully tiled walls. Tiled flooring. Radiator. Frosted double-glazed window. Flush ceiling light fitting.

Outhouse: 9' 1'' x 4' 1'' (2.77m x 1.24m) Ceiling light point. Power points. Double-glazed window to side elevation.

Outside: To the front of the property there is a lawn garden and concrete path with steps leading to the front door. Gated side access. Rear garden with concrete pathway and steps leading up to a level lawn garden. Hedged and fenced boundaries.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Navien" Gas central heating boiler located in Bedroom 1.

Construction and Mortgages: The property is understood to be of non-traditional, steel-frame construction, a BISF (British Iron and Steel Federation) house built during the late 1940's.

The current owners have previously secured mortgage finance for the purchase of the property, and it is understood that there are current lenders who would have criteria to secure finance options upon the house. The property is not one of the concrete panel construction types that would find mortgage security problematic.

Buyers are recommended to speak with their mortgage advisor prior to arranging a viewing appointment.

Tenure: Freehold. No Chain. Vacant possession on completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - D|56

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

Directions: For satellite navigation purposes use the post code LL11 6PT. Leave Wrexham on the Mold Road passing the Football Ground on the right-hand side. By the B & Q roundabout take the first exit onto Berse Road and at the next roundabout take the second exit. Continue through Caego until the mini-roundabout and continue straight over. Continue up

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