

BOWEN

PROPERTY SINCE 1862



Offers in Excess of £200,000

31 Ffordd Meirionydd, Rhosddu,
Wrexham LL11 2LA

🏠 3 Bedrooms

🚿 1 Bathroom

31 Ffordd Meirionydd, Rhosddu, Wrexham LL11 2LA



General Remarks

NO CHAIN. An extended modern detached three bedroom house with conservatory extensions to side and rear requiring extensive refurbishment and repair in a cul-de-sac location convenient to amenities towards the fringe of the city.

This property requires a full programme of refurbishment and repair to the accommodation which comprises an entrance vestibule, lounge, dining area, rear PVCu conservatory, kitchen, side sun lounge, landing, three bedrooms and a bathroom. Central heating is provided by a modern "Worcester" gas-fired combi boiler and PVCu double glazing is installed. Outside there is an attached garage and hard surfaced garden areas to front and rear.

Location: The property occupies a cul-de-sac position within a popular now established residential area approximately a mile from the city centre and a similar distance from Gresford roundabout and access onto the A483. Local amenities include a public transport service and both Watts Dyke and Rhosddu Primary Schools.

Constructed: of brick-faced external cavity walls relieved by a PVCu clad relief panel to the front elevation.

Accommodation

On The Ground Floor:

Entrance Vestibule: 5' 11" x 2' 11" (1.80m x 0.89m) Radiator.

Lounge: 17' 0" x 12' 5" (5.18m x 3.78m) Including staircase with storage cupboard beneath leading off. Enclosed living flame gas fire to a period-style fireplace surround. Two wall-lights. Radiator. Arch to:

Dining Area: 9' 4" x 7' 10" (2.84m x 2.39m) Radiator. Sliding patio-style doors to:

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.

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Conservatory: 15' 0" x 8' 6" (4.57m x 2.59m) Of PVCu framed double glazed construction. Radiator. French windows to rear garden.

Kitchen: 9' 3" x 8' 6" (2.82m x 2.59m) maximum. Fitted laminate fronted units including a single drainer stainless steel sink unit inset into a two-doored corner base cabinet and one drawer pack with extended work surfaces, beneath which there is plumbing for a washing machine and dishwasher. Tall larder unit and adjacent tall storage cupboard incorporating a "Beko" eye-level electric oven. Inset ceramic hob. Tiled floor.

Sun Room: 8' 8" x 8' 4" (2.64m x 2.54m) Ceramic tiled floor. French windows to the rear garden. Radiator.

On The First Floor:

Landing: 8' 11" x 6' 6" (2.72m x 1.98m) Loft access-point. Cupboard accommodating the wall mounted "Worcester" combination gas-fired boiler. Radiator.

Bedroom 1: 12' 4" x 10' 3" (3.76m x 3.12m) Radiator.

Bedroom 2: 9' 11" x 9' 7" (3.02m x 2.92m) Radiator.

Bedroom 3: 7' 5" x 6' 4" (2.26m x 1.93m) Including low-level stairhead. Radiator.





Bathroom: 6' 7" x 5' 5" (2.01m x 1.65m) Fitted three piece white suite comprising a panelled bath with a "Mira" electric shower above, pedestal wash hand basin and low level w.c. Part tiled walls.

Outside: A tarmac drive leads to an attached Single Garage. The remainder of the front garden area is flagged and concreted. Gated side path to a split-level flagged rear.

Services: All mains services are available for connection subject to statutory regulations. The central heating is a conventional radiator system effected by the "Worcester" combination gas-fired boiler situated in a cupboard on the Landing.

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

Viewing: By prior appointment with the Agents.
CAUTION NOTE: The pathways and garden areas are covered with weeds and bindweed, and care should be taken to avoid tripping.

EPC: EPC Rating – 49|E.

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

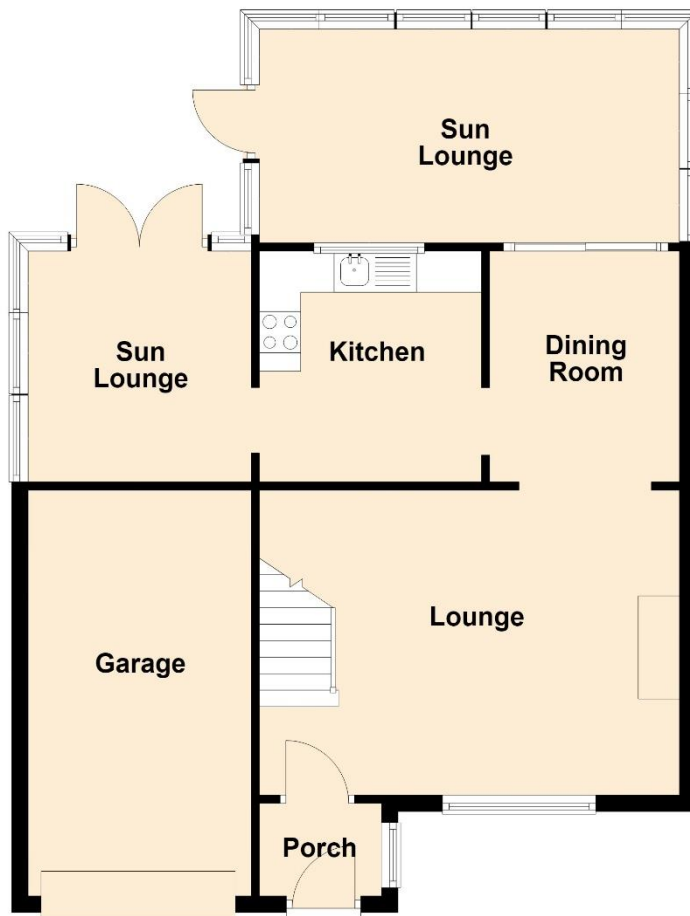
Directions: For satellite navigation use the post code LL11 2LA. From the roundabout by GHP Legal at the junction of Grosvenor and Rhosddu Roads, proceed up Rhosddu Road for 0.9 mile until turning left into Ffordd Mon. Bear left into Ffordd Meirionydd and No. 31 will be seen on the right after about 100 yards.





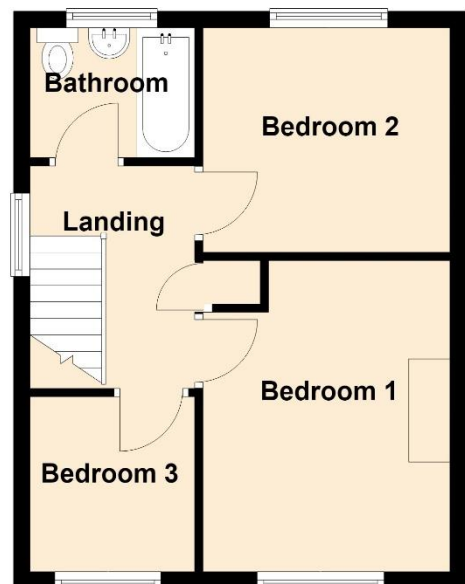
Ground Floor

Approx. 71.2 sq. metres (765.9 sq. feet)



First Floor

Approx. 33.6 sq. metres (362.1 sq. feet)



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