

BOWEN

PROPERTY SINCE 1862



Asking Price £250,000

6 Ffordd Hooson, Wrexham LL12 7LS

🏠 3 Bedrooms

🚿 1 Bathroom

6 Ffordd Hooson, Wrexham LL12 7LS



Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage

General Remarks

Located within a highly favoured area of Wrexham, this three bedroom detached bungalow is offered for sale with the benefit of NO ONWARD CHAIN and an early viewing is advised. With a recently upgraded "Worcester Bosch" boiler, the property is double glazed throughout, barring the porthole window in one of the storage cupboards, and boasts parquet flooring in four of the rooms and the hallway. Internally the property briefly comprises an entrance hallway, living room, kitchen, two bedrooms with built-in wardrobes, further third bedroom/dining room, wet room and a spacious conservatory overlooking the back garden.

Accommodation

Entrance Hallway: PVCu double glazed door to the front elevation. Radiator. Parquet flooring. Attic hatch. Storage cupboard.

Living Room: 14' 2" x 12' 2" (4.32m x 3.71m) PVCu double glazed window to the front elevation. Parquet flooring. Radiator. Feature fire surround.

Kitchen: 9' 10" x 9' 0" (3.00m x 2.74m) PVCu double glazed door and window to the side elevation. Wall and base units with complementary work surfaces. One-and-a-half-bowl sink and drainer unit with mixer tap. Integral gas hob, oven and separate grill. Cooker hood. Space for fridge freezer. Plumbing for washing machine. Cupboard housing a "Worcester Bosch" boiler which was installed in December 2025 and the warranty is transferable. Additional storage cupboard. Wall tiling. Tiled floor.

Bedroom 1: 11' 10" x 10' 5" (3.61m x 3.17m) PVCu double glazed window to the rear elevation. Radiator. Parquet flooring. Storage cupboard.

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.

Bedroom 2: 10' 2" x 8' 5" (3.111m x 2.56m) PVCu double glazed window to the side elevation. Radiator. Parquet flooring. Storage cupboard.

Bedroom 3/Dining Room: 12' 3" x 7' 11" (3.73m x 2.41m) PVCu double glazed French doors to the rear elevation. Radiator. Parquet flooring.

Conservatory: 20' 3" x 9' 3" (6.17m x 2.81m) PVCu double glazed door to the rear elevation. PVCu double glazed French doors to the side elevation. PVCu double glazed windows to the rear and side elevations.

Wet Room: 8' 4" x 5' 2" (2.55m x 1.58m) PVCu double glazed window to the side elevation. Wall mounted electric shower, low level w.c. and pedestal wash hand basin. Fully tiled walls. Heated towel rail. Non-slip flooring.

Outside: Externally there is a block paved driveway to the front of the property providing Off-Road Parking leading up to the attached Garage. The front garden is well-stocked with mature shrubs. The rear garden is predominantly laid to lawn with established hedging and planted borders and a paved Patio leading off the Conservatory.





Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired boiler situated in the Kitchen.

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

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - Awaited.

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

Directions: From the Agents Wrexham Offices proceed up Regent Street to the traffic lights at which turn right onto Grosvenor Road. At the roundabout continue straight across taking the immediate left-hand turn thereafter onto Grove Road. At the traffic lights continue ahead onto Penymaes Avenue and at the junction with Park Avenue turn left. Continue through the traffic calming zone and continue taking a right-hand turning onto Camberley Drive. Once on Camberley Drive, take the second left into Ffordd Hooson, and the property will be observed on the right-hand side of the road.



Ground Floor

Approx. 100.4 sq. metres (1081.1 sq. feet)



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.