

BOWEN

PROPERTY SINCE 1862



Asking Price £145,000

40 Park Street, Wrexham LL11 2NN

🏠 3 Bedrooms

🚿 1 Bathroom

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General Remarks

A traditional three bedroom mid-terraced property located in the village of Rhosddu, just a mile from the City Centre. Available for sale with NO ONWARD CHAIN. Walking distance of local amenities including Shops, Schools and Pharmacy. Accommodation briefly comprises lounge through to a dining room and neutrally fitted kitchen. Three bedrooms on the first floor together with a three piece bathroom. Externally there is a courtyard, shared access for the terrace and beyond this a level garden.

Accommodation

On The Ground Floor:

Lounge: 14' 1" x 11' 11" (4.29m x 3.63m) Fitted carpet. Power points. PVCu external door to front. Ceiling light fitting. Double glazed window to front elevation. Ceiling smoke alarm. Radiator. Television aerial point. Cupboard housing the gas meter.

Dining Room: 14' 1" x 10' 11" (4.30m x 3.34m) Fitted carpet. Radiator. Power points. Double glazed window. Ceiling light fitting. Staircase leading to First Floor.

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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: 15' 4" x 5' 11" (4.68m x 1.81m)

Comprising a range of cream gloss wall and base units with drawer stack and wood-effect laminate work-top surfaces. Tiled splash-back. Three double glazed windows. Single stainless steel sink unit with draining-board. Radiator. Part glazed PVCu door to rear. Two ceiling light fittings. Power points. Ceiling heat detector. Space and plumbing for a washing machine and tumble dryer. Integrated four-ring "Lamona" gas hob with a single electric oven below and a cooker hood above. Vinyl flooring.

On The First Floor:

Landing: Fitted carpet. Ceiling light fitting. Loft hatch. Ceiling smoke alarm.

Bedroom 1: 11' 11" x 9' 9" (3.62m x 2.97m)
Fitted carpet. Radiator. Double glazed window. Ceiling light fitting. Power points.

Bedroom 2: 10' 11" x 10' 11" (3.34m x 3.33m)
Fitted carpet. Double glazed window. Radiator. Power points. Ceiling light fitting. Cupboard over the stairs housing the "Worcester" gas central heating boiler.





Bedroom 3: 9' 0" x 8' 4" (2.74m x 2.55m) maximum. Fitted carpet. Double glazed window. Ceiling light fitting. Radiator. Power points.

Bathroom: 5' 11" x 5' 2" (1.81m x 1.58m) Comprising a three piece white suite to include a panelled bath with a thermostatic shower bar over, pedestal wash hand basin and low level w.c. Radiator. Vinyl flooring. Part tiled walls. Extractor fan. Flush ceiling light fitting.

Outside: Gravelled front garden with pathway leading to the front door. Rear courtyard with gated access to the shared access for the terrace. Outdoor lighting. Beyond the shared access is a level garden which is partially paved.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Worcester" gas-fired boiler situated in Bedroom 2.

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

EPC: EPC Rating - 61|D.

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

Directions: From the Agents Wrexham Offices proceed up Regent Street to the traffic lights at which turn right into Grosvenor Road. At the roundabout turn left into Rhosddu Road. Continue along Rhosddu Road and take the second turning on the right after the SPAR into Park Street and the property will be observed on the right-hand side of the road.



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