

# BOWEN

PROPERTY SINCE 1862



Offers in the region of £274,000

🏠 2 Bedrooms 🚿 1 Bathroom

19 The Homestead, Wrexham LL14 4HQ

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## General Remarks

NO CHAIN. A well maintained and presented modern detached two reception room / two double bedroom bungalow in a favoured location on the fringe of the city with a private safely enclosed rear garden.

This well maintained and presented modern detached bungalow comprises an enclosed porch, entrance hall, lounge with attractive open living flame gas fire set in a cast surround over a raised slate hearth, separate dining room, walnut fitted breakfast kitchen with built-under oven and inset gas hob, enclosed rear porch with space to sit, two double bedrooms and a fully tiled bathroom with white suite. The property is gas centrally heated and PVCu framed double glazing with matching fascias is fitted. Outside there is parking and an open plan lawned front garden. A gated side path leads to the level private and safely enclosed rear which includes a timber shed, covered seat, flagged seating area and lawns. The mature rear hedged boundary adjoins the playing fields of Ysgol Clywedog. NO ONGOING CHAIN.



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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.

**Location:** The property is situated in a cul-de-sac within a popular established development on the westerly fringe of the city about a mile equidistant from its centre and the nearest access-point onto the A483 town by-pass. More local amenities include a Convenience Store; Aldi and Morrisons Supermarkets; Victoria Junior and Clywedog High Schools and walks within Erddig National Trust.

**Constructed** of part rendered cavity brick external walls beneath a pitched concrete tile-clad roof.

## Accommodation

**Enclosed Porch:** 8' 10" x 5' 2" (2.69m x 1.57m)

Approached through a part double glazed PVCu framed entrance door with matching side wall. Ceramic tiled floor.

**Entrance Hall:** 13' 0" x 5' 4" (3.96m x 1.62m) excluding recess. Wood laminate floor. Radiator with plate-shelf above. Telephone point. Airing cupboard with immersion heater fitted to the pre-lagged hot water cylinder. Central heating thermostat.

**Lounge:** 16' 6" x 12' 6" (5.03m x 3.81m) Attractive raised open living flame gas fire to a cast surround set over a slate hearth. Radiator. Arch to:

**Dining Room:** 16' 6" x 8' 4" (5.03m x 2.54m) Aluminium framed sealed unit double glazed patio-style doors to the Rear Porch. PVCu framed upper glazed front window. Three wall-lights. Living flame electric fire to a marble fireplace surround. Radiator.

**Breakfast Kitchen:** 11' 8" x 9' 10" (3.55m x 2.99m) Fitted with walnut finished units including a single drainer stainless steel sink unit set into a range of six-doored base cabinets including two corner cupboards, one drawer pack and extended work surfaces, beneath which there is a "Hygena" electric oven with spaces for a washing machine, fridge and freezer. Inset gas hob with a filter hood above set between a total of seven-doored suspended wall

cabinets. Ceramic tiled splash-back. Ceramic tiled floor. Wall mounted "Glow-Worm" gas-fired central heating boiler. Radiator.

**Rear Porch:** 10' 8" x 5' 2" (3.25m x 1.57m) Of PVCu framed double glazed construction. Quarry tiled floor. Wall-light.

**Bedroom 1:** 13' 3" x 10' 5" (4.04m x 3.17m). Radiator.

**Bedroom 2:** 13' 3" x 9' 2" (4.04m x 2.79m) maximum. Radiator.

**Bathroom:** 6' 7" x 5' 11" (2.01m x 1.80m) Fitted three piece white suite comprising a panelled bath with shower mixer tap attachment, pedestal wash hand basin and low level w.c. Fully tiled walls. Radiator. Electric shaver point.

**Outside:** Open plan lawned front garden and tarmac driveway. Gated side pathway to the securely enclosed rear which has a flagged Seating Area, timber Shed with Covered Seating behind and a rear boundary formed by a mature hedgerow, beyond which there are the playing fields of Ysgol Clywedog. Outside tap and lighting.

**Note:** The fitted floor and window coverings, together with the light fittings, are available by negotiation.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Glow-Worm" gas-fired boiler situated in the Breakfast Kitchen. The property is wired for a BT telephone system. An intruder alarm is installed.

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

**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating – 49|E.









**Council Tax Band:** The property is valued in Band "F".

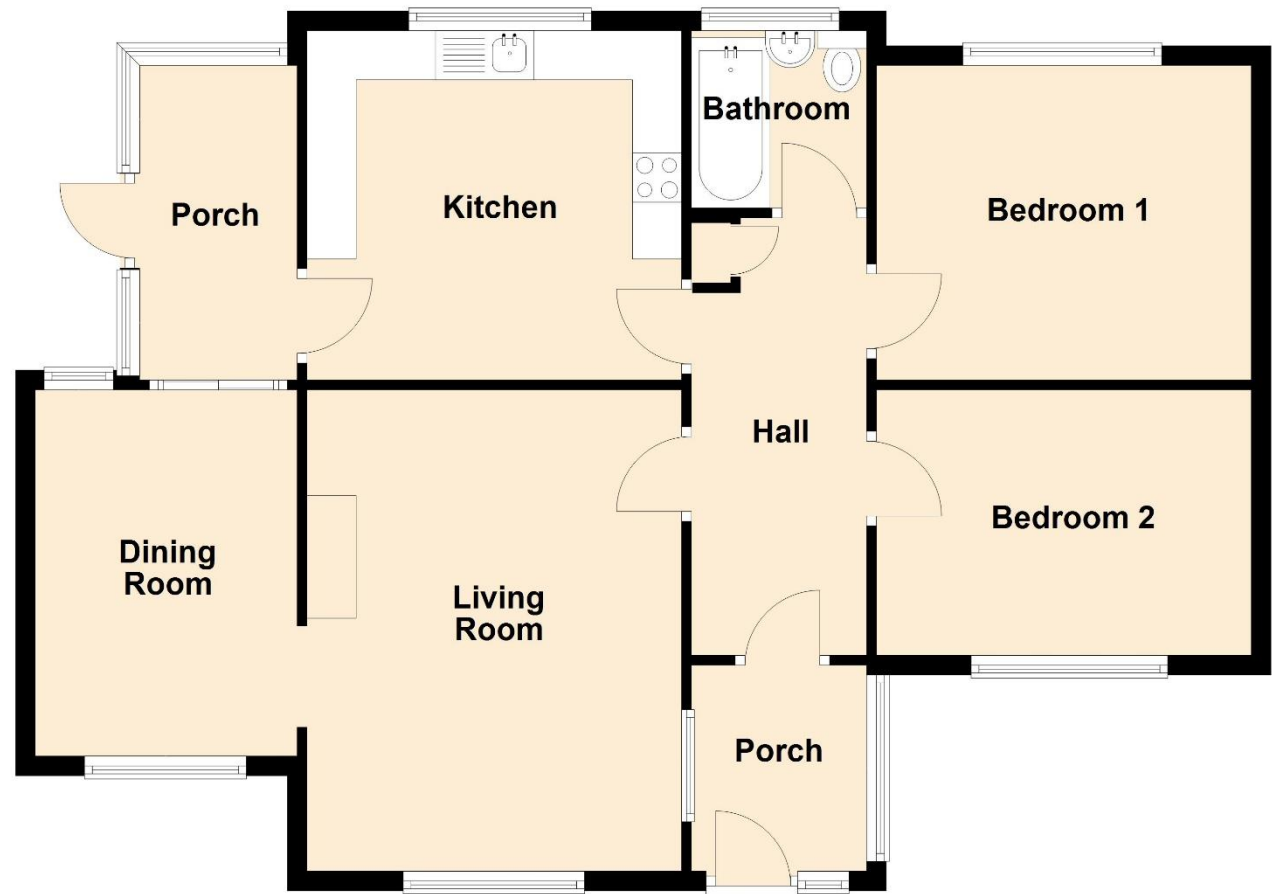
**Directions:** For satellite navigation use the post code LL14 4HQ. From the Agents Offices proceed up Regent Street to the traffic lights, at which turn left into Bradley Road. Pass the Cats Protection Building. At the mini-roundabout continue straight ahead and at the next traffic lights continue ahead again onto Victoria Road. Take the second turning right onto Bersham Road and continue through the traffic calming measures and over the bridge. Take the second turning right into The Homestead. At the 'T' junction bear left and then turn first right, when the property will be observed immediately on the left.

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journey with us today

We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.

## Ground Floor

Approx. 88.2 sq. metres (949.1 sq. feet)



## Get the most out of your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

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