BOWEN

PROPERTY SINCE 1862



Asking Price £185,000

4 Belvedere Drive, Wrexham LL11 2BG

3 Bedrooms

2 Bathrooms

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4 Belvedere Drive, Wrexham LL11 2BG





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

General Remarks

Conveniently located on the fringe of the City Centre with off-road parking is this mature three bedroom and two bathroom semi-detached property. Having a private South Facing rear garden and situated within walking distance of the Maelor Hospital, Racecourse Ground and Plas Coch Retail Park. Externally there is off-road parking for two vehicles together with an oversized attached garage. Viewing recommended.

Accommodation

On The Ground Floor:

Entrance Hallway: 8' 2'' x 5' 2'' (2.50m x 1.58m) Laminate flooring. Radiator. Two ceiling light fittings. Part glazed composite front door with frosted double glazed panel to side. Cupboard housing the electric consumer unit. Staircase leading off to the First Floor.

Lounge: 14' 7'' x 11' 11'' (4.45m x 3.62m) Fitted carpet. Triple glazed window to front. Radiator. Ceiling light fitting. Power points. Coal-effect gas fire set on a tiled hearth.

Kitchen: 11' 4'' x 8' 4'' (3.45m x 2.53m) Range of white gloss wall and base units and drawer stack with laminate work-top surfaces and a tiled splash-back. One-and-a-half-bowl stainless steel sink unit and draining-board. Integrated four-ring "Zanussi" gas hob with a "Neff" electric fan oven below. Under-counter lighting. Space for a table. Space for an under-counter fridge. Laminate flooring. Radiator. Power points. Thermostat control for gas central heating boiler. Two double glazed windows. Plumbing for a dishwasher. Ceiling light fitting. Decorative coving.

Inner Hallway: Radiator. Ceiling light fitting. Power points. Space for a tall fridge freezer.

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 expressively 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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Ground Floor Shower Room: 5' 10'' x 4' 9'' (1.79m x 1.46m) Tiled flooring. Frosted double glazed window. Extractor fan. Fully tiled walls. Heated towel rail. Pedestal wash hand basin and low level w.c. Flush ceiling light fitting. Walk-in shower enclosure with a "Triton Riba" electric shower.

Utility Room: 9' 6'' x 6' 0'' (2.89m x 1.84m) approximately. Laminate flooring. Ceiling light fitting. Power points. Stainless steel sink unit and draining-board. Base unit with laminate work-top surface. Plumbing for a washing machine. Radiator. Part glazed PVCu door leading out to the rear garden. Internal access to:

Garage: 16' 9'' x 9' 5'' (5.11m x 2.88m) Up-and-over door. Lighting and power.

On The First Floor:

Landing: Fitted carpet. Power points. Double glazed window to side. Radiator. Ceiling light fitting. Loft hatch.

Bedroom 1: 11' 3'' x 9' 6'' (3.42m x 2.89m) Fitted carpet. Double glazed window. Radiator. Ceiling light fitting. Power points.

Bedroom 2: 9' 6'' x 9' 2'' (2.90m x 2.79m) Fitted carpet. Triple glazed window. Radiator. Power points. Ceiling light fitting. Range of fitted wardrobes and cupboards.











Bedroom 3: 8' 0'' x 7' 10'' (2.43m x 2.38m) Fitted carpet. Radiator. Double glazed window. Power points. Ceiling light fitting.

First Floor Bathroom: 6' 10'' x 6' 2'' (2.08m x 1.88m) Comprising a low level w.c., pedestal wash hand basin and a p-shaped bath with chrome taps and a dual-head thermostatic shower bar. Cupboard housing the "Worcester 28 SI" gas central heating boiler. Laminate flooring. Heated towel rail. Ceiling light fitting. Extractor fan. PVCu panels to the walls.

Outside: A private South Facing rear garden with flagged seating area and path leading down to the well maintained lawn garden. There are fenced boundaries and an outdoor tap. To the front of the property there is off-road parking for two vehicles leading to the attached garage. Front garden is mainly laid to lawn with mature shrubs.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Worcester 28 SI" gas-fired boiler situated in the Bathroom.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 65|D.

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

Directions: For satellite navigation use the post code LL11 2BG. Leave Wrexham City Centre on the Mold Road. After passing the Racecourse on the right hand side and the Shell Petrol Station on the left, take the second left into Windsor Drive. Continue to the "T" junction and turn right into Belvedere Drive. Proceed to the head of the road and the property will be seen on the left.







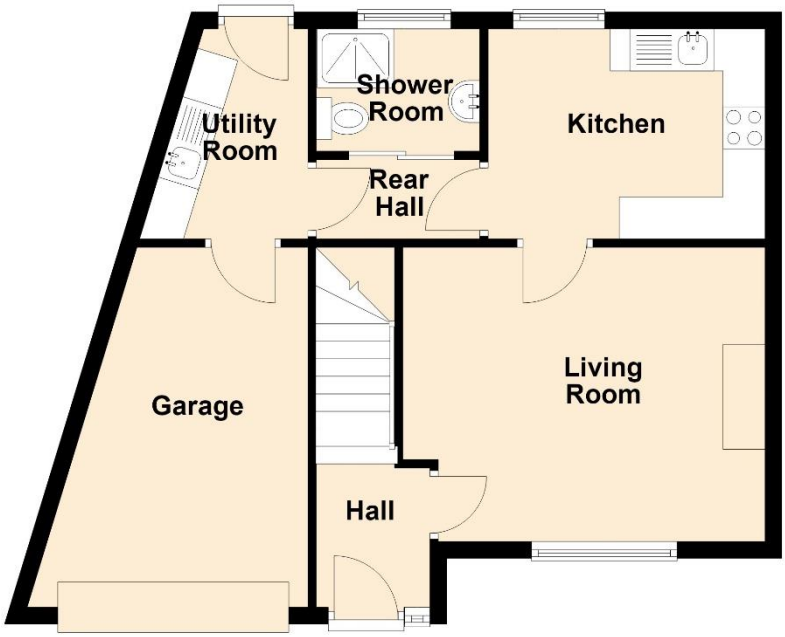


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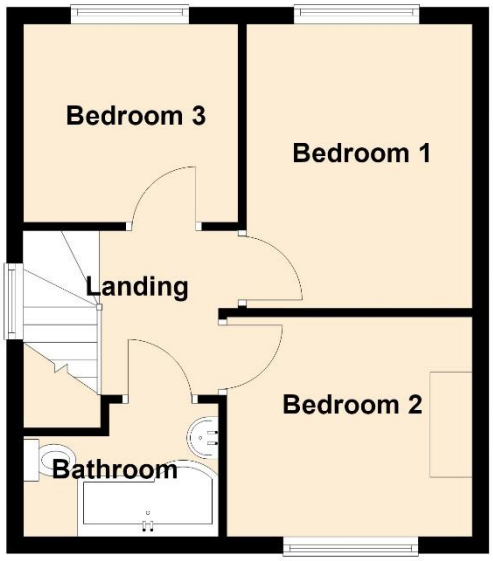
Ground Floor

Approx. 50.1 sq. metres (539.5 sq. feet)



First Floor

Approx. 32.6 sq. metres (350.9 sq. feet)



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