

BOWEN

PROPERTY SINCE 1862



Asking Price £185,000

28 Holmwood Avenue, Rhostyllen,
Wrexham LL14 4ED

🏠 3 Bedrooms

🚿 1 Bathroom

28 Holmwood Avenue, Rhostyllen, Wrexham LL14 4ED



General Remarks

Offered for sale with the benefit of NO ONWARD CHAIN, this three bedroom semi-detached house is located at the head of a cul-de-sac and offers well-proportioned accommodation. Double glazed throughout and with a combination boiler, the property also boasts a large kitchen/diner and a dual aspect living room with French doors leading out to the garden. Internally the property briefly comprises an entrance hallway, living room, kitchen/diner, utility room, landing, main bedroom with built-in storage, two further bedrooms, bathroom and a separate wc. Viewing advised.

Accommodation

On The Ground Floor:

Entrance Hallway: PVCu double glazed door to the front elevation. Radiator. Wood-effect flooring.

Living Room: 16' 3" x 10' 4" (4.95m x 3.15m)
PVCu double glazed window to the front elevation. PVCu double glazed French doors to the rear elevation. Radiator. Feature fire surround. Picture rail.

Kitchen Diner: 16' 3" x 13' 0" (4.95m x 3.95m)
PVCu double glazed windows to the front and rear elevations. Wall and base units with complementary work surfaces. Stainless steel sink and drainer unit with mixer tap. Two radiators. Wall tiling. Wood-effect flooring. Understairs storage cupboard. Space for fridge freezer. Plumbing for washing machine.

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Utility Room: 9' 6" x 5' 3" (2.89m x 1.60m)
PVCu double glazed door to the rear elevation.
PVCu double glazed window to the side elevation. Electric point for cooker. Base units with complementary work surfaces. Wood-effect flooring. Radiator.

On The First Floor:

Landing: PVCu double glazed window to the rear elevation. Cupboard housing the "Worcester" combination boiler. Attic hatch.

Bedroom 1: 13' 1" x 9' 2" (4.00m x 2.79m)
PVCu double glazed window to the front elevation. Radiator. Built-in storage cupboard.

Bedroom 2: 10' 5" x 10' 4" (3.18m x 3.15m)
PVCu double glazed window to the front elevation. Radiator. Built-in storage cupboard.

Bedroom 3: 10' 2" x 6' 11" (3.11m x 2.10m)
PVCu double glazed window to the rear elevation. Radiator.





Bathroom: 5' 7" x 4' 11" (1.69m x 1.51m) PVCu double glazed window to the rear elevation. Two piece suite comprising a panelled bath and pedestal wash hand basin. Wall tiling. Radiator.

Separate WC: PVCu double glazed window to the rear elevation. Low level w.c.

Outside: Externally there is a lawned garden to the front of the property together with a driveway providing Off-Road Parking leading to the Detached Single Garage. The rear garden, which is a good size, combines a paved Patio with a further lawned section.

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 cupboard on the Landing.

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

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 59|D.

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

Directions: Leave Wrexham on Bradley Road and at the traffic lights continue straight over onto Victoria Road. At the mini-roundabout take the third exit in the direction of Rhostyllen. Once in the village turn right by the Barbers onto Church Street. Once on Church Street take the first left into Tudor Avenue and then left again into Maes Gwanwyn. At the T junction turn right and the property is the last house on the right.



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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.



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