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PROPERTY SINCE 1862



Asking Price £262,000

5 Avondale Crescent, Pandy, Wrexham LL12 8EJ

3 Bedrooms 2 Bathrooms

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General Remarks

Located within a highly popular development just outside of Wrexham with excellent road links, this three bedroom detached house is offered for sale with the benefit of NO ONWARD CHAIN. The property has been extended by way of a conservatory, and the garage has been converted to create a home office and a utility room. The property is double glazed throughout and there is a modern "Worcester" boiler. Internally the living accommodation briefly comprises an entrance hallway, home office, utility room, living room with an arch through to the dining room, kitchen, conservatory, landing, main bedroom with an en-suite shower room, two further bedrooms and a family bathroom.

Accommodation

On The Ground Floor:

Entrance Hallway: PVCu double glazed door to the side elevation. PVCu double glazed window to the front elevation. Radiator.

Home Office: 10' 5" x 9' 3" (3.18m x 2.83m) PVCu double glazed window to the front elevation. Radiator. Wood-effect flooring.

Utility Room: 7' 11" x 5' 3" (2.42m x 1.61m) PVCu double glazed door to the side elevation. Base unit with complementary work surfaces. Stainless steel sink and drainer unit with mixer tap. Plumbing for washing machine. Wall tiling. Tiled floor. Cupboard housing a "Worcester" combination boiler.

Living Room: 13' 11" x 10' 7" (4.25m x 3.22m) PVCu double glazed window to the front elevation. Two radiators. Understairs storage cupboard. Arch through to the Dining Room.

Dining Room: 9' 9" x 8' 4" (2.96m x 2.54m) PVCu double glazed French doors to the rear elevation. Radiator.

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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Conservatory: 10' 0'' x 9' 7'' (3.05m x 2.91m) PVCu double glazed French doors to the side elevation. PVCu double glazed windows to the rear and side elevations.

Kitchen: 9' 0'' x 8' 3'' (2.74m x 2.51m) PVCu double glazed window to the rear elevation. Wall and base units with complementary work surfaces. One-and-a-half-bowl stainless steel sink and drainer unit with mixer tap. Integral gas hob. Cooker hood. Integral electric oven. Integral fridge. Space for freezer. Wall tiling. Tiled floor.

On The First Floor:

Landing: Attic hatch. Storage cupboard.

Bedroom 1: 12' 3'' x 9' 9'' (3.74m x 2.97m) PVCu double glazed window to the front elevation. Radiator.

En-Suite Shower Room: PVCu double glazed window to the front elevation. White three piece suite comprising a shower cubicle, low level w.c. and pedestal wash hand basin. Radiator. Wall tiling. Down-lighters.

Bedroom 2: 10' 5'' x 9' 4'' (3.18m x 2.85m) PVCu double glazed window to the rear elevation. Radiator.











Bedroom 3: 9' 5'' x 8' 7'' (2.87m x 2.61m) PVCu double glazed window to the rear elevation. Radiator.

Bathroom: 6' 7'' x 6' 5'' (2.00m x 1.95m) PVCu double glazed window to the side elevation. White three piece suite comprising of a panelled bath, low level w.c. and pedestal wash hand basin. Wall tiling. Wood-effect flooring. Radiator. Down-lighters.

Outside: Externally there is a lawned garden to the front of the property together with a driveway which provides Off-Road Parking. The rear garden 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 Utility Room.

Tenure: Leasehold. 999 years from 1999. Annual Ground Rent £65.00. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 71|C.

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

Directions: Leave Wrexham City Centre on Chester Road and at the Gresford roundabout take the second exit onto Bluebell Lane. At the mini-roundabout take the second exit and at the T junction turn right into Arley Road and then right again onto Avondale Crescent, when the property will be observed on the left-hand side of the road.







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