

BOWEN

PROPERTY SINCE 1862



Asking Price £210,000

18 Clywedog Close, Summerhill,
Wrexham LL11 4YR

🏠 3 Bedrooms

🚿 1 Bathroom

18 Clywedog Close, Summerhill, Wrexham LL11 4YR



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General Remarks

This three bedroom property is offered for sale with the benefit of NO ONWARD CHAIN and is located in a popular residential area just a couple of miles from Wrexham. The property has a spacious lounge/diner which is over 23' long and has patio doors leading out to the enclosed rear garden which backs onto a green open space. As well as the lounge/diner there is an entrance hallway, an inner hallway, and a kitchen to the ground floor. On the first floor there are three bedrooms and a bathroom. In summary, a good family home in a handy spot and in close proximity to schooling for all age groups. Viewing advised.

Accommodation

On The Ground Floor:

Entrance Hallway: Wood-effect double glazed door and side panel to the side elevation. Wood-effect flooring.

Lounge/Diner: 23' 9" x 11' 5" (7.24m x 3.47m) maximum. Wood-effect double glazed window to the front elevation. Double glazed patio doors to the rear elevation. Two radiators. Gas fire with feature surround. Wood-effect flooring to the Diner section.

Kitchen: 9' 10" x 7' 11" (2.99m x 2.41m) Wood-effect double glazed door and window to the rear elevation. Wall and base units with complementary work surfaces. One-and-a-half-bowl sink and drainer unit with mixer tap. Integral gas hob and oven. Cooker hood. Integral fridge and freezer. Plumbing for washing machine. Wall tiling. Wood-effect flooring. Radiator.

Inner Hallway: Walk-in storage cupboard.

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.

On The First Floor:

Landing: Wood-effect double glazed window to the side elevation. Attic hatch.

Bedroom 1: 12' 2" x 10' 8" (3.71m x 3.25m) Wood-effect double glazed window to the front elevation. Radiator.

Bedroom 2: 11' 5" x 10' 8" (3.47m x 3.25m) Wood-effect double glazed window to the rear elevation. Radiator.

Bedroom 3: 8' 11" x 8' 11" (2.72m x 2.71m) Wood-effect double glazed window to the front elevation. Radiator.

Bathroom: 8' 11" x 8' 1" (2.72m x 2.46m) Wood-effect double glazed window to the rear elevation. Three piece suite comprising a panelled bath, pedestal wash hand basin and low level w.c. Wall tiling. Radiator. Wood-effect flooring. Cupboard housing a "Main" combination boiler.

Outside: Externally there is a lawned garden to the front of the property together with a driveway which provides Off-Road Parking leading up to the Single Garage. The rear garden combines a further lawned section with a decked Entertaining Space leading off the Lounge/Diner.





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

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

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - Awaited.

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

Directions: Leave Wrexham City Centre on the Mold Road and at the B & Q roundabout take the second exit and then the second exit again at the A483 roundabout. Pass Pendine Park Care Home on the left and then take the second turning on the right into Glascoed Way and then into Clywedog Close. The property will be observed on the right-hand side of the cul-de-sac.



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