

BOWEN

PROPERTY SINCE 1862



Asking Price £350,000

33 Henka Road, Penley, Wrexham, LL13 0QE

🏠 4 Bedrooms 🚿 2 Bathrooms

33 Henka Road, Penley, Wrexham, LL13 0QE

General Remarks

A spacious, well presented four bedroom detached house with single garage situated within the popular village of Penley. The property provides well laid out living accommodation which briefly comprises: Entrance Hall, Cloakroom, Lounge, Dining Room, Breakfast Kitchen, Four Bedrooms (ensuite to bedroom one) and Bathroom. The property adjoins open fields to the rear, has gas central heating, uPVC double glazing and ample driveway parking to the front.

Accommodation

Partly glazed entrance door leading to:

Entrance Hall: Having a mat well, radiator, understairs store cupboard and 'Danfoss' thermostat.

Cloakroom: Tile effect vinyl flooring, radiator, pedestal wash basin with tile splash and low level flush WC.

Lounge: 17' 5" x 11' 1" (5.31m x 3.38m) With bay window to the front elevation, two radiators, 'Mazona' stove within inset tile surround, hearth and mantel above, double doors into:

Dining Room: 9' 3" x 9' 3" (2.82m x 2.82m) Radiator



Breakfast Kitchen: 16' 6" x 15' 1" (5.04m x 4.61m) Wood effect vinyl flooring, radiator. The Kitchen area has a range of fitted base/wall cupboards with worktops and partly tiled walls. A 1.5 bowl stainless steel sink/drainage with pull double tap?? Built-in double oven, dishwasher, fridge, 4 ring gas hob with tile splash and extractor hood over. Spotlights to ceiling.

Utility Room: 8' 10" x 5' 1" (2.70m x 1.54m) Continuation of wood effect flooring, radiator, built-in freezer, stainless steel sink/drainage with mixer tap, space for washing machine and tumble dryer. Wall cupboards, extractor fan, half glazed door to side of house, partially tiled walls.

First Floor Landing: 16' 0" x 7' 0" (4.87m x 2.13m) Loft access (loft being partially boarded), radiator, door to airing cupboard housing hot water cylinder and slatted shelves.

Bedroom 1: 14' 0" x 11' 1" (4.26m x 3.38m) Feature arched window to the front elevation, two radiators, built-in wardrobes with sliding doors to one wall, with the centre door being mirrored.

En Suite shower room: Tile effect vinyl flooring. Suite comprising pedestal wash hand basin with tile splash, low level flush WC and enclosed fully tiled shower cubicle with mains fed shower. Radiator.

Bedroom 2: 12' 5" x 8' 8" (3.79m x 2.63m) Radiator.

Bedroom 3: 10' 3" x 9' 7" (3.13m x 2.93m) Built-in wardrobe, fitted double radiator.

Bedroom 4: 9' 7" x 8' 8" (2.93m x 2.63m) Radiator.

Bathroom: 7' 10" x 6' 1" (2.39m x 1.85m) Comprising of panel bath with tile splash, low level flush WC, vanity wash hand basin with tile splash. Radiator with towel rail above, spotlights to ceiling and extractor fan.

Outside: The property is approached over a tarmacadam driveway providing ample parking and having a gravel area to one side. A timber gate leads down the side of the property to the rear garden which adjoins open fields. The rear garden is of low maintenance design comprising feature gravel areas with raised water feature, two good sized patio areas with covered veranda with perspex roof to the rear elevation. Wall tap, log store, gate to the side and personnel door into:

Garage: 17' 5" x 7' 4" (5.31m x 2.24m) Having an electric roller shutter door to the front elevation, power and lighting.

Tenure: We are informed that the property is freehold subject to vacant possession upon completion.

Services: We are informed that mains electricity, water, gas and drainage are connected.

Council Tax: Council Tax Band 'F'

Local Authority: Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY. Tel: (01978) 292000.

EPC: EPC Rating: 105(A)

Viewing & Further Information: For further information or to arrange a viewing please contact the sole selling agents' Ellesmere Office on (01691) 622534.

Directions: From Ellesmere proceed along the Grange Road (A528) after approximately one mile turn right sign posted Penley. After approximately 4 miles you will enter the Village of Penley turn left at the junction and take the second turning right opposite the school on the left. Continue straight ahead bearing left onto Winston Way, take your first right hand turning into Henka Road bearing right at the corner and the property will be located on the left hand side.

Leasehold and Fees: 999 years beginning on the 1st January 2005. For further information regarding the fees please contact the selling agent.

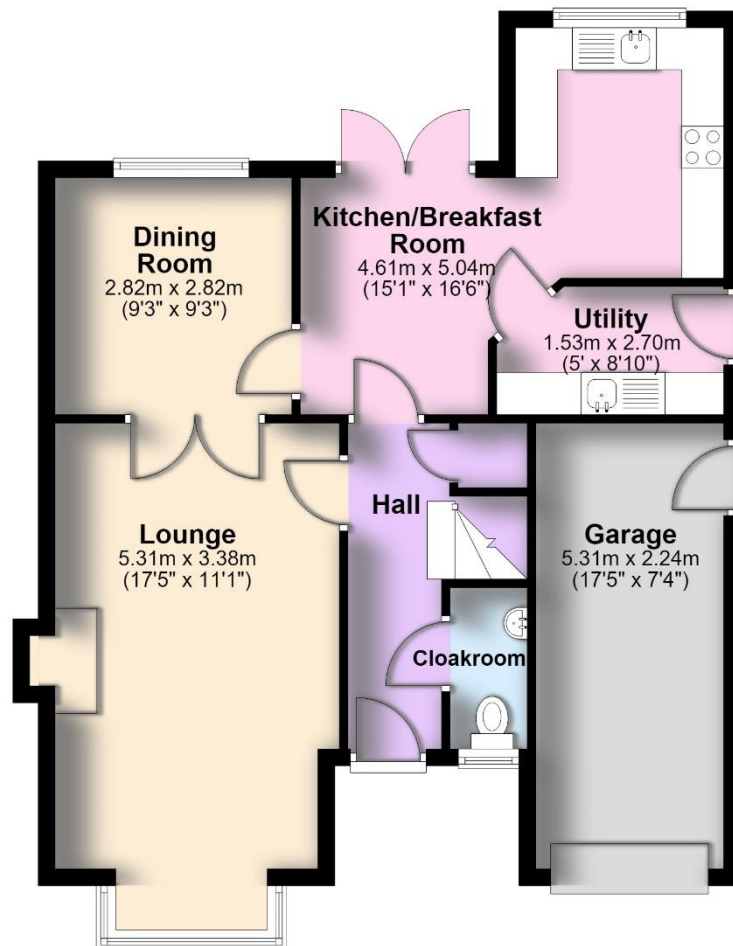






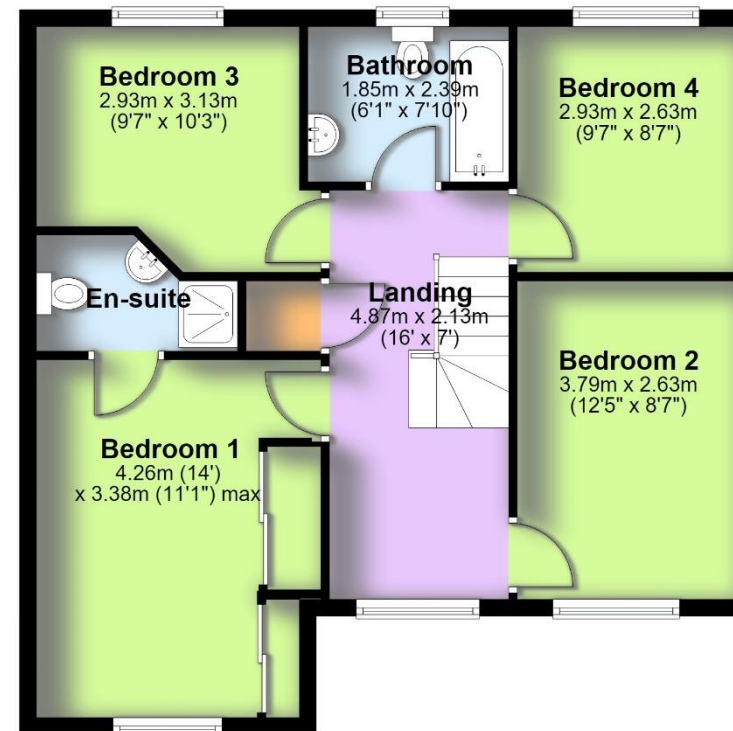
Ground Floor

Approx. 66.8 sq. metres (719.1 sq. feet)



First Floor

Approx. 61.3 sq. metres (659.9 sq. feet)



Total area: approx. 128.1 sq. metres (1379.0 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.