

# BOWEN

PROPERTY SINCE 1862



Asking Price £90,000

5 Sycamore Terrace, Rhosrobin,  
Wrexham LL11 4RP

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🏠 2 Bedrooms

🚿 1 Bathroom

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## General Remarks

Offered for sale with the benefit of NO ONWARD CHAIN, this two bedroom end terrace property occupies a prominent position on the fringes of the city and should appeal to both first time buyers and rental investors alike. The property is double glazed throughout and also has a "Worcester" combination boiler. The living space offers buyers excellent potential to modernise to their own tastes and briefly comprises a sitting room, living room, kitchen, landing, main bedroom with built-in storage, further bedroom and an upstairs bathroom with a white suite.

## Accommodation

### On The Ground Floor:

**Sitting Room:** 12' 2" x 11' 3" (3.71m x 3.42m) PVCu double glazed door and window to the front elevation. Radiator. Laminate flooring. Built-in shelving.

**Living Room:** 12' 2" x 9' 10" (3.72m x 3.00m) PVCu double glazed window to the rear elevation. Radiator. Built-in shelving.

**Kitchen:** 8' 6" x 7' 11" (2.59m x 2.42m) PVCu double glazed door and window to the side elevation. Wall and base units with complementary work surfaces. Stainless steel sink and drainer unit. Integrated gas hob and electric oven. Cooker hood. Space for fridge freezer. Plumbing for washing machine. Radiator. Tiled floor.

### On The First Floor:

**Landing:** Radiator.

**Bedroom 1:** 11' 2" x 8' 11" (3.40m x 2.73m) to the built-in storage cupboard. PVCu double glazed window to the front elevation. Radiator. Built-in storage.

**Bedroom 2:** 9' 9" x 8' 9" (2.98m x 2.67m) PVCu double glazed window to the rear elevation. Radiator.

**Bathroom:** 7' 11" x 7' 11" (2.42m x 2.41m) PVCu double glazed window to the side elevation. White three piece suite comprising a panelled bath, low level w.c. and pedestal wash hand basin. Radiator. Wall tiling. Cupboard housing a "Worcester" combination boiler.

**Outside:** Externally there is a Patio Area leading off the Kitchen with a further garden space behind.

**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 combination boiler situated in a cupboard in the Bathroom.

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

**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating - 54|E.



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

**Directions:** Proceed out of the City Centre on Rhosddu Road continuing into Rhosrobin and the property will be observed just after the VW Garage on the left-hand side of the road.



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.