

BOWEN

PROPERTY SINCE 1862



Guide Price £195,000

3 Bedrooms 1 Bathroom

10 Taunton Way, Llwyn Onn Park,
Wrexham LL13 0PJ

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General Remarks

A beautifully presented and very much improved three bedroom semi-detached property situated on this popular development on the fringe of the town. The property has a spacious living and dining room from an entrance hallway with ground floor cloakroom off. The kitchen is to the rear and fitted with oak fronted units, whilst the first floor bathroom has been replaced with a luxury four-piece suite including separate shower. The property occupies level landscaped gardens with patios, timber pergola and open store and has parking to the front to an integral garage. Viewing highly recommended.

Accommodation

On The Ground Floor:

Entrance Hall: 6' 7" x 3' 6" (2.01m x 1.06m) Approached through a double glazed door. Radiator. Smoke alarm. Coved finish to ceiling. Central heating thermostat. Internal door to Garage.

Cloakroom: 6' 0" x 2' 7" (1.83m x 0.80m) Fitted with a modern two piece white suite having range of chrome finished fittings comprising close flush w.c. and pedestal wash hand basin. Radiator. Double glazed window.



Lounge/Dining Room: 19' 2" x 13' 1" (5.83m x 3.99m) Fitted focal point fireplace with electric fire. Sky television point. Television aerial point. Telephone point. Coved finish to ceiling. Two radiators. Double glazed window to front elevation. Double glazed French window to rear garden. Understairs storage cupboard off.

Kitchen: 9' 1" x 8' 6" (2.77m x 2.59m) Fitted with a range of oak panel-fronted units comprising stainless steel single drainer sink unit having monobloc mixer tap attachment set into double base storage cupboard. Further matching base and wall cabinets including two lead-lighted display cabinets set beneath laminate granite-effect topped work surfaces. Tiling to floor. Tiling to work areas. Range of matching suspended wall cupboards having open corner shelving. Space for gas cooker with concealed cooker hood above. Space for fridge/freezer. Space with plumbing for automatic washing machine. Radiator. Double glazed window. Double glazed back door. Wall mounted "Ideal" combination central heating boiler.

On The First Floor:

Landing: Smoke alarm.

Bedroom 1: 12' 4" x 9' 10" (3.77m x 2.99m) Fitted with two double wardrobes containing hanging rails and fitted shelving. Radiator. Television aerial point. Telephone point. Double glazed window.

Bedroom 2: 12' 5" x 8' 10" (3.78m x 2.69m) Radiator. Double glazed window. Sky television point. Built-in storage cupboard to over-stair recess. Loft access-point to insulated roof space.

Bedroom 3: 9' 4" x 6' 4" (2.84m x 1.92m) Radiator. Double glazed window. Television aerial point.

Bathroom: 12' 4" x 6' 4" (3.76m x 1.93m) Highly appointed with replacement four piece white suite having range of chrome finished fittings comprising free-standing double-ended bath with vanity hair shower above, close flush w.c., pedestal wash hand basin and separate shower tray having chrome fittings including standard and deluge shower heads. Fitted folding glazed shower screen. Chrome finished heated towel rail. Extractor fan. Two double glazed windows.

Outside: To the front elevation there is a lawned garden having tarmacadam driveway leading to the Integral Garage 4.79m x 2.53m fitted with up and over door, electric light and power. A paved pathway leads to the front door. At the side there is a secure gated access leading to the rear garden, which is landscaped with paved and brick cobble-effect Patios, upon which there is an open-fronted Summerhouse/Garden Store together with timber Pergola and trellis having fixed planter. The garden area is well defined by timber and concrete post fencing and has flower and shrubbery borders together with sculpted lawn. Exterior lighting. Cold water tap.

Solar Panels: It is understood that the solar array upon the roof of the property is let on the balance of a 25 year lease from the 1st May 2015 to "A Shade Greener LLP". Full clarification is available from the Agents on request.

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









Directions: Leave the city centre on the Holt Road continuing until eventually arriving at the roundabout by The Greyhound Public House at which take the right-hand turning onto Cefn Road. Pass through the traffic calming measures and down the hill to the roundabout at which continue straight across. Take the right-hand turning onto Kempton Way taking the first left-hand turning onto Taunton Way. Continue until the property is observed on the left-hand side.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

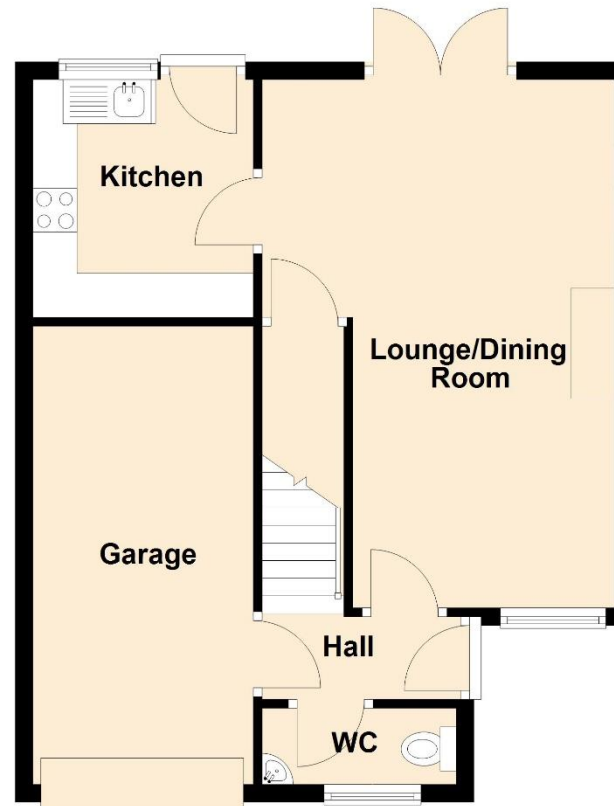
EPC: EPC Rating – 73|C.

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We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.

Ground Floor

Approx. 49.2 sq. metres (529.2 sq. feet)



First Floor

Approx. 39.6 sq. metres (425.8 sq. feet)



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1 King Street Wrexham LL11 1HF

01978 340000 | bowen.uk.com | wrexhamsales@bowen.uk.com



