

# BOWEN

PROPERTY SINCE 1862



Asking Price £139,500

115 Benjamin Road, Wrexham LL13 8EG

🛏 2 Bedrooms

🚿 1 Bathroom

# 115 Benjamin Road, Wrexham LL13 8EG



## General Remarks

Located on the fringe of the City Centre is this well maintained two bedroom inter-terraced property which is available with NO ONWARD CHAIN. Having benefitted in the past from external Grant Scheme works in the early 2000s, the property provides an excellent first-time buyer opportunity. The property is situated in popular residential surroundings less than a mile from the City Centre and all amenities.

## Accommodation

### On The Ground Floor:

**Lounge:** 13' 0" x 11' 11" (3.95m x 3.63m) Laminate flooring. Double glazed window to front elevation. Power points. Television aerial point. Electric consumer unit. Decorative coving. Ceiling light fitting and rose. Radiator. Dado rail. Picture rail. Thermostatic control for gas central heating boiler.

**Dining Room:** 12' 11" x 11' 10" (3.94m x 3.61m) Laminate flooring. Radiator. Double glazed window. Dado rail. Picture rail. Decorative coving. Power points. Ceiling smoke alarm. Ceiling light fitting and rose. Staircase leading up to the First Floor.

**Kitchen:** 10' 5" x 6' 0" (3.18m x 1.82m) Comprising a range of light oak-effect wall and base units with wood-effect laminate work-top surfaces and a tiled splash-back. One-and-a-half-bowl stainless steel sink unit with draining-board. Double glazed window. Strip ceiling light fitting. Tiled flooring. Loft hatch. Power points. Integrated four-ring electric hob with an "Ignis" electric fan oven beneath. Wall mounted "Worcester Bosch" gas central heating boiler. Through to:

**Inner Hallway:** 4' 1" x 3' 0" (1.25m x 0.91m) Tiled flooring. Cupboard housing shelving. Decorative coving. Ceiling light fitting. Frosted part glazed PVCu door leading to the rear garden.



## Looking for that perfect mortgage?

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Your home may be repossessed if you do not keep up repayments on your mortgage

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.

**Utility Room:** 5' 10" x 5' 10" (1.78m x 1.77m) Tiled flooring. Double glazed window to side elevation. Laminate work-top surface. Tiled splash-back. Decorative coving. Ceiling light fitting. Power points. Plumbing for washing machine and space for other under-counter appliance.

**On The First Floor:**

**Landing:** 11' 11" x 4' 10" (3.63m x 1.48m) Fitted carpet. Loft hatch. Ceiling light fitting. Smoke alarm.

**Bedroom 1:** 13' 0" x 11' 11" (3.96m x 3.63m) Fitted carpet. Radiator. Double glazed window. Power

points. Television aerial point. Decorative coving. Ceiling light fitting.

**Bedroom 2:** 11' 11" x 7' 9" (3.63m x 2.35m) Fitted carpet. Radiator. Power points. Ceiling light fitting. Double glazed window.

**Bathroom:** 8' 4" x 6' 2" (2.54m x 1.87m) Comprising a three piece white suite to include a low level w.c., pedestal wash hand basin and a panelled bath with chrome taps and an over-head shower attachment. Double glazed window to rear elevation. Vinyl flooring. Part tiled walls. Radiator. C ceiling light fitting. Extractor fan.





**Outside:** Garden to front with gated access. Rear garden is low maintenance with fenced boundaries and a generous level lawned garden. Paved Patio Seating Area and outdoor tap. Shared access for bins.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Worcester Bosch" gas-fired boiler situated in the Kitchen.

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

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

**EPC:** EPC Rating - 69|C.

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

**Directions:** From Tesco's roundabout proceed along Farndon Street and then into Smithfield Road. At the roundabout take the first exit and continue along Smithfield Road and then take the third turning on the right into Benjamin Road and the property will be observed on the right-hand side after approximately 100 metres.



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