

BOWEN

PROPERTY SINCE 1862



Asking Price £195,000

7 Bellevue Road, Wrexham LL13 7NH

🏠 3 Bedrooms

🚿 1 Bathroom

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General Remarks

This substantial three double bedroom period property has been significantly extended over the years and an internal viewing is required to fully appreciate the size of accommodation on offer and the high quality fixtures and fittings that have been added in the last 10 years. Offered for sale with the benefit of NO ONWARD CHAIN, the property is located just a short walk from the city centre and Bellevue Park is literally on your doorstep. Internally the well-appointed living accommodation briefly comprises a recessed entrance porch, living room which is over 24 foot long, kitchen/diner, utility room, downstairs wc, landing, main bedroom, two further double bedrooms and a family bathroom. An early viewing could not come more highly recommended.

Accommodation

On The Ground Floor:

Recessed Porch: Double glazed composite door to the front elevation. Engineered oak flooring.

Living Room: 24' 2" x 12' 11" (7.37m x 3.94m) PVCu double glazed window to the front elevation. Two radiators. Engineered oak flooring. Feature fire surround with inset gas fire. Built-in storage with wooden work-tops. Understairs storage.

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Kitchen/Diner: 15' 2" x 11' 5" (4.63m x 3.48m)
PVCu double glazed French doors to the rear elevation. PVCu double glazed windows to the side elevation. Wall and base units with granite work-tops. Stainless steel sink and drainer unit with mixer tap. Integral gas hob. Cooker hood. Integral electric oven and separate grill. Wall tiling. Tiled floor. Radiator.

Utility Room: PVCu double glazed window to the side elevation. Sky-light. Wall and base units with complementary work surfaces. Integral combination microwave/oven. Integral

fridge and freezer. Plumbing for washing machine. Wall tiling. Tiled floor. Radiator.

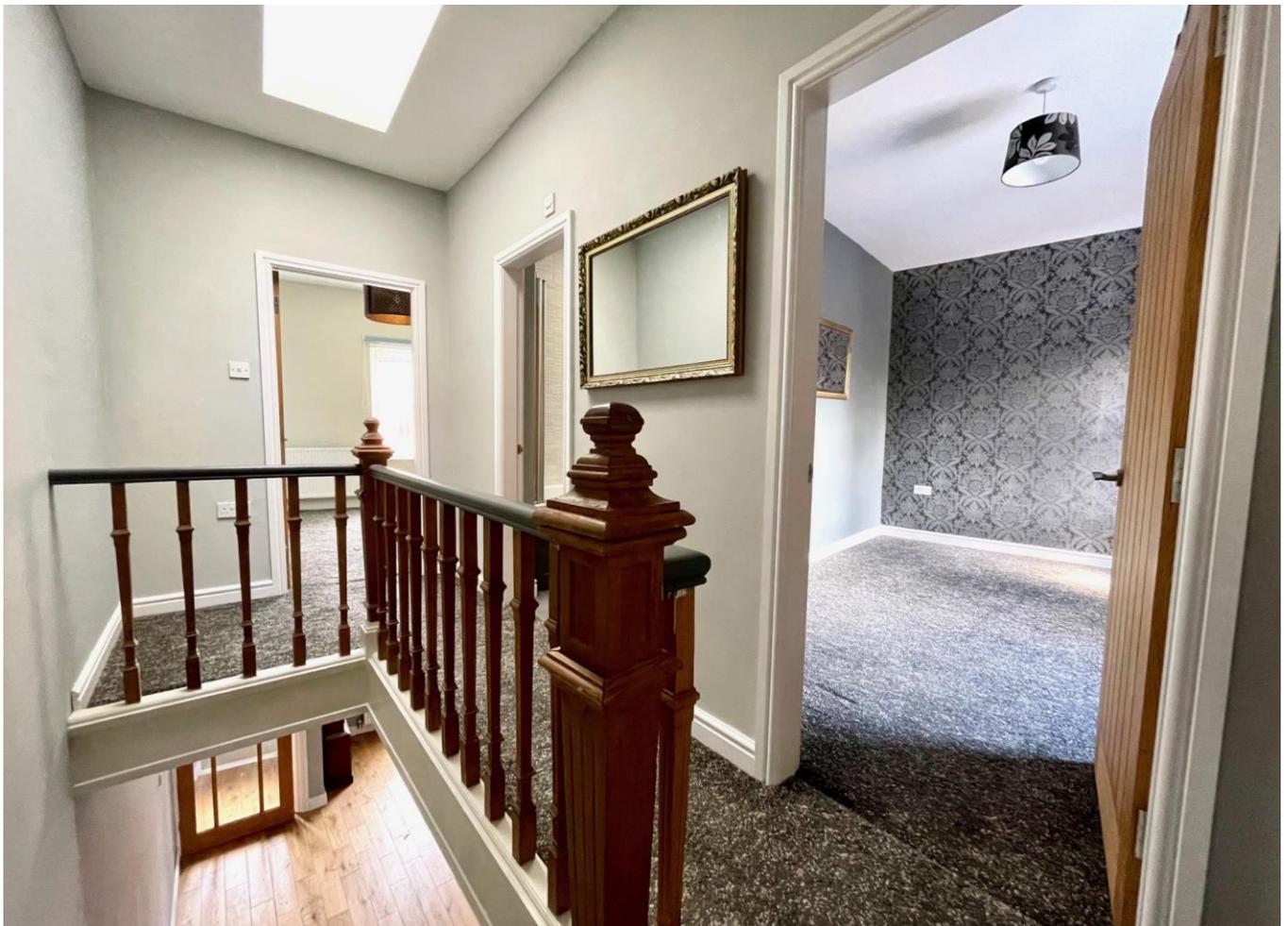
Downstairs WC: PVCu double glazed windows to the rear and side elevations. White two piece suite comprising a low level w.c. and wash hand basin. Wall tiling. Tiled floor. Down-lighters.

On The First Floor:

Landing: Sky-light.

Bedroom 1: 12' 11" x 10' 9" (3.94m x 3.28m)
Two PVCu double glazed windows to the front elevation. Radiator. Attic hatch.





Bedroom 2: 13' 0" x 10' 0" (3.95m x 3.04m) maximum. PVCu double glazed window to the rear elevation. Radiator.

Bedroom 3: 11' 1" x 7' 7" (3.38m x 2.32m) PVCu double glazed window to the side elevation. Radiator.

Bathroom: 12' 2" x 5' 2" (3.70m x 1.57m) Sky-light. White three piece suite comprising a p-shaped panelled bath, low level w.c. and wash hand basin set into cabinet. Wall tiling. Heated towel rail. Down-lighters.

Outside: Externally there is a paved garden to the rear of the property together with a gravelled driveway with space for several cars.

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 boiler located in the loft space.

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 "B".

Directions: Leave Wrexham city centre on Bradley Road. At the mini-roundabout take the first exit onto Watery Road and at the next mini-roundabout take the third exit onto Bellevue Road and the property will be observed on the left-hand side just before the entrance into the Park.





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.



1 King Street Wrexham LL11 1HF

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





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