

# BOWEN

PROPERTY SINCE 1862



Asking Price £260,000

31 Pendinas, Wrexham, LL11 3BQ

🏠 3 Bedrooms

🚿 1 Bathroom

## 31 Pendinas, Wrexham, LL11 3BQ



### General Remarks

Located within a highly popular development on the fringes of the city this three bedroom semi-detached house is well presented throughout and has been remodelled and modernised by the current owners to a high standard. Double glazed throughout and with the benefit of solar panels, the property briefly comprises an entrance hallway, downstairs w.c., spacious open plan lounge/diner with French doors leading out to the garden, kitchen with contemporary style units, landing, the main bedroom with built-in wardrobes, two further bedrooms and a family bathroom with a white four piece suite. An early viewing is advised.



### Accommodation

#### On The Ground Floor:

**Entrance Hallway:** Double-glazed composite door to the front elevation. Tiled flooring. Contemporary style radiator. Downlighters.

**Cloakroom:** PVCu double-glazed window to front elevation. White two-piece suite comprising a low-level w.c. and cabinet basin. Heated towel rail. Tiled flooring. Fully tiled walls. Downlighters.

**Lounge/Diner:** 18' 5" x 15' 3" (5.62m x 4.64m) Two PVCu double-glazed windows to front elevation. PVCu double-glazed French doors to rear elevation. Three radiators. Storage cupboard. Wood effect flooring. Arch through to kitchen:

**Kitchen:** 11' 3" x 9' 4" (3.42m x 2.84m) PVCu double-glazed window and door to rear elevation. A range of white wall and base units with complementary wood effect worktop surfaces. Integral Gas hob. Cooker hood. Integral electric oven and microwave. One and a half sink unit with draining board and mixer tap. Space for fridge/freezer. Integral dishwasher. Plumbing for washing machine. Localised wall tiling. Wood effect flooring. Downlighters.

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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.

**On The First Floor:**

**Landing:** Attic hatch. Wood effect flooring. Airing cupboard.

**Bedroom 1:** 12' 10" x 11' 11" (3.91m x 3.62m) PVCu double-glazed window to rear elevation. Radiator. Wood effect flooring. Two built-in double wardrobes.

**Bedroom 2:** 9' 1" x 9' 0" (2.76m x 2.74m) PVCu double-glazed window to rear elevation. Radiator. Wood effect flooring. Built-in wardrobe.

**Bedroom 3:** 9' 3" x 6' 9" (2.81m x 2.07m) PVCu double-glazed window to front elevation. Radiator. Wood effect flooring.

**Bathroom:** 12' 8" x 6' 3" (3.87m x 1.90m) Two PVCu double-glazed windows to front elevation. Four piece white suite comprising panelled bath, shower cubicle, low-level w.c. and cabinet basin. Tiled flooring. Localised wall tiling. Two heated towel rails. Downlighters.

**Outside:** Externally there is a lawn garden to the front of the property, along with a driveway providing off road parking leading up to the single garage. The rear garden combines a patio area leading off the kitchen and living room with a further lawn.





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

**Tenure:** Freehold. Vacant possession on Completion.

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

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

**EPC:** EPC Rating - Awaited

**Directions:** From the Agent's Wrexham Offices proceed up Regent Street to the traffic lights at which turn left into Bradley Road. Passing through the traffic lights and continue to the roundabout. Continue straight across into Bradley Road. Continue to the traffic lights and turn right onto Ruthin Road. Proceed passing the supermarkets and upon reaching the second set of traffic lights turn right on Croesnewydd Road. Turn left into Pendinas and follow the road where the property will be seen on the right-hand





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