



BOWEN

PROPERTY SINCE 1862

Asking Price £190,000

3 Bedrooms 1 Bathroom

15 Cheviot Close, Gwersyllt,
Wrexham LL11 4UN

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General Remarks

Offered for sale with the benefit of NO ONWARD CHAIN, this three bedroom mews-style house boasts a contemporary style kitchen and bathroom suite and is double glazed throughout. The single garage which comes with the property is another big selling point. With a modern combination boiler, the internal accommodation briefly comprises an entrance hallway, living room which is open plan to the dining room, kitchen, landing, main bedroom, two further bedrooms and a family bathroom with a white suite. Viewing advised.



Accommodation

On The Ground Floor:

Entrance Hallway: Double glazed composite door to the front elevation. Radiator.

Living Room: 12' 6" x 11' 0" (3.81m x 3.354m) PVCu double glazed window to the front elevation. Radiator. Feature electric fire. Coved ceiling. Arch through to:

Dining Room: 11' 2" x 8' 0" (3.41m x 2.44m) PVCu double glazed French doors to the rear elevation. Radiator. Coved ceiling.

Kitchen: 11' 3" x 7' 6" (3.44m x 2.28m) PVCu double glazed door and window to the rear elevation. White wall and base units with complementary work surfaces. Stainless steel sink with mixer tap. Integral electric hob. Cooker hood. Integral electric oven. Integral dishwasher. Plumbing for washing machine. Integral fridge and freezer. Wall tiling. Tiled floor. Radiator. Down-lighters. Storage cupboard.

On The First Floor:

Landing: Attic hatch. Cupboard housing a "Main" combination boiler. Loft ladder leading to boarded loft.

Bedroom 1: 10' 8" x 8' 9" (3.25m x 2.66m) PVCu double glazed window to the front elevation. Radiator. Coved ceiling.

Bedroom 2: 11' 11" x 8' 7" (3.64m x 2.62m) PVCu double glazed window to the rear elevation. Radiator. Coved ceiling.

Bedroom 3: 6' 9" x 6' 8" (2.07m x 2.04m) PVCu double glazed window to the front elevation. Radiator.

Bathroom: 6' 10" x 5' 7" (2.08m x 1.69m) PVCu double glazed window to the rear elevation. White three piece suite comprising a panelled bath, low level w.c. and pedestal wash hand basin. Fully tiled walls. Tiled floor. Heated towel rail.









Outside: Externally there is a driveway to the front of the property providing Off-Road Parking and there is also a Single Garage at the end of the cul-de-sac which comes with the property. The rear garden combines a paved Patio leading off the Kitchen with a lawned garden beyond. Additional gravelled Seating Area at the bottom of the garden.

Services: All mains' services are connected subject to statutory regulations.

The central heating is a conventional radiator system effected by the wall mounted "Main" gas-fired boiler situated in a cupboard off the Landing.

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

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 75|C.

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

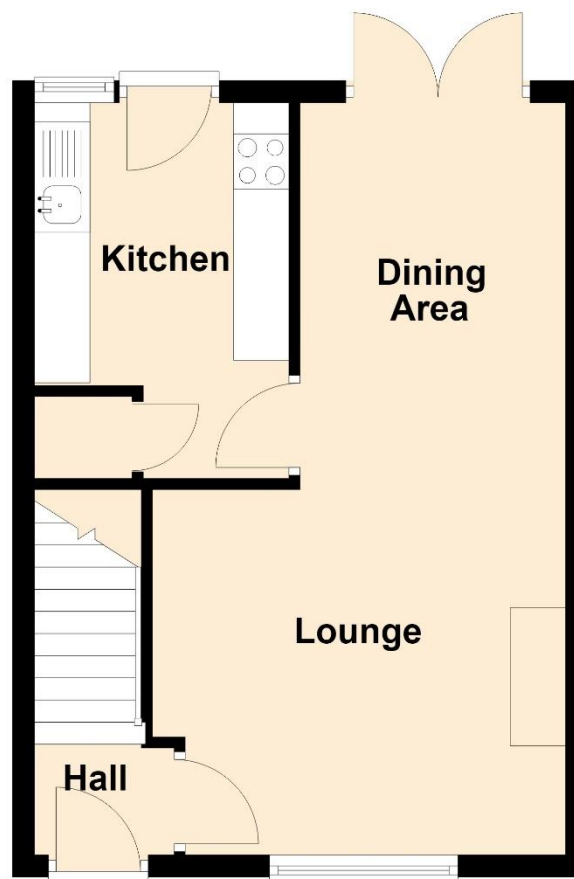
Directions: Proceed out of Wrexham city centre on Mold Road and at the first roundabout take the second exit and at the A483 roundabout take the second exit again and continue along Summerhill Road. Once in the village take a right-hand turning into Pendine Way just before the traffic calming zone. Take the next right into Beacon Road and then right again into Cheviot Close and the property will be observed on the left-hand side of the cul-de-sac.

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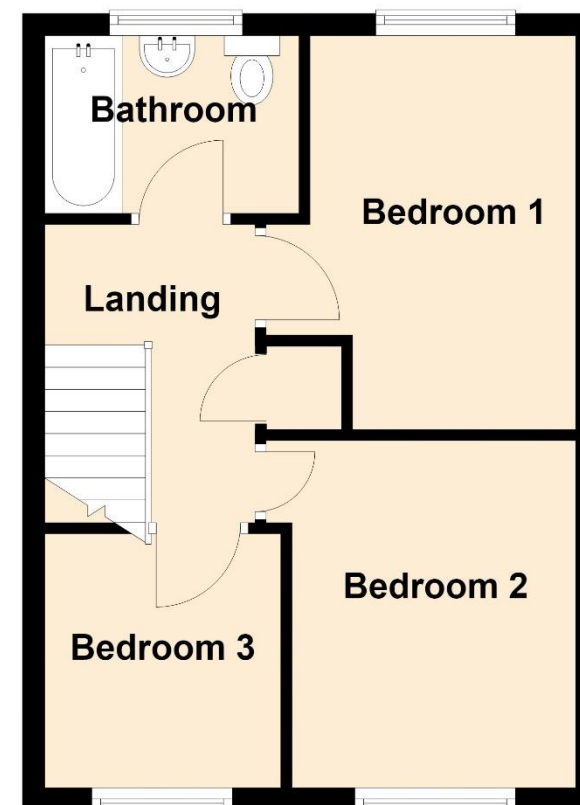
Ground Floor

Approx. 32.6 sq. metres (350.9 sq. feet)



First Floor

Approx. 32.6 sq. metres (350.9 sq. feet)



Get the most out of your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

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