

# BOWEN

PROPERTY SINCE 1862



Asking Price £495,000

3 Bedrooms 2 Bathrooms

6 Holly Walks, Wrexham LL12 7AJ

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### General Remarks

Located within a highly sought after small development tucked away just off Penymaes Avenue, this substantial three double bedroom detached bungalow stands within a private corner plot with wonderfully mature gardens on two sides. The property has been improved and maintained by the current owner to an exceptionally high standard and boasts three receptions rooms and a sizeable kitchen overlooking the garden. Double glazed throughout and with a modern "Worcester" boiler located in the double garage, the living accommodation briefly comprises an entrance hallway, wc, spacious dual aspect living room with double doors leading through to the dining room, kitchen, conservatory, main bedroom with an en-suite shower room, two further double bedrooms and a family bathroom complete with a four piece white suite. An early viewing is strongly advised.



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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.

## Accommodation

**Entrance Hallway:** PVCu double glazed door and side panels to the front elevation. Radiator. Storage cupboard. Airing cupboard.

**WC:** 6' 0" x 3' 10" (1.84m x 1.17m) PVCu double glazed window to the front elevation. White two piece suite comprising a pedestal wash hand basin and low level w.c. Radiator. Wall tiling. Tile-effect flooring.

**Living Room:** 22' 1" x 14' 11" (6.73m x 4.54m) PVCu double glazed bow window to the side elevation. PVCu double glazed window to the front elevation. Two radiators. Gas fire with feature fire surround. Double doors leading through to the Dining Room.

**Dining Room:** 14' 0" x 10' 5" (4.27m x 3.17m) PVCu double glazed bow window to the side elevation. Radiator. Double doors leading through to the Kitchen.

**Kitchen:** 12' 10" x 11' 5" (3.91m x 3.47m) PVCu double glazed door and window to the front elevation. PVCu double glazed window to the side elevation. Cream wall and base units with complementary work surfaces. One-and-a-half-bowl sink and drainer unit with mixer tap. Integral induction hob. Cooker hood. Integral electric oven and grill. Plumbing for washing machine. Integral fridge and freezer. Wall tiling. Tiled floor. Radiator. Down-lighters.

**Conservatory:** 11' 5" x 9' 9" (3.48m x 2.98m) PVCu double glazed windows to the rear and side elevations. PVCu double glazed door to the rear elevation. Wood-effect flooring. Down-lighters.

**Bedroom 1:** 16' 10" x 10' 5" (5.12m x 3.18m) PVCu double glazed window to the side elevation. Radiator.

**En-Suite Shower Room:** 8' 3" x 5' 9" (2.51m x 1.74m) PVCu double glazed window to the rear elevation. White three piece suite comprising a corner shower, pedestal wash hand basin and low level w.c. Fully tiled walls. Tiled floor. Heated towel rail. Down-lighters.

**Bedroom 2:** 15' 1" x 10' 6" (4.60m x 3.19m) PVCu double glazed window to the side elevation. Radiator.

**Bedroom 3:** 10' 3" x 9' 5" (3.12m x 2.88m) PVCu double glazed window to the front elevation. Radiator.

**Bathroom:** 10' 0" x 9' 6" (3.05m x 2.89m) PVCu double glazed window to the side elevation. White four piece suite comprising a shower cubicle, pedestal wash hand basin, low level w.c. and panelled bath. Wall tiling. Tiled floor. Heated towel rail. Down-lighters.









**Outside:** Externally there is a lawned garden in front of the bungalow together with a planted bed and a generous driveway providing Off-Road Parking leading up to the Double Garage, which measures 5.32m x 4.54m, and has a water supply. To the rear of the bungalow there is a garden which enjoys a good degree of privacy and combines a paved Patio leading off the Conservatory with a further lawned section bordered by various well stocked planted beds. Outside tap and power supply.

**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 situated in the Double Garage.

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

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

**EPC:** EPC Rating - Awaiting.

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

**Directions:** From the Agents Wrexham Office proceed up Regent Street to the traffic lights at which turn right into Grosvenor Road. Continue to the roundabout at which continue straight across taking an immediate turning on the left into Grove Road. At the traffic lights continue straight across into Penymaes Avenue and Holly Walks will be seen after a short distance on the left-hand side. Once on Holly Walks bear immediately right and follow the driveway, where the bungalow will be seen.

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