

BOWEN

PROPERTY SINCE 1862



Asking Price £165,000

45 Bluebell Estate, Pandy,
Wrexham LL11 2UH

🏠 2 Bedrooms

🚿 1 Bathroom

45 Bluebell Estate, Pandy, Wrexham LL11 2UH



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General Remarks

Standing within a good size plot, this two bedroom semi-detached house has been freshly decorated in neutral tones throughout and there are new carpets in most of the rooms. With double glazed windows and a combination boiler, the property briefly comprises an entrance hallway with storage cupboard, dual aspect living room, kitchen/breakfast room, landing, double bedroom with built-in storage, further bedroom and a bathroom with a white suite. The property is offered for sale with NO ONWARD CHAIN and benefits from off-road parking and mature gardens.

Accommodation

On The Ground Floor:

Entrance Hallway: Wooden glazed door to the front elevation. PVCu double glazed window to the front elevation. Radiator. Storage cupboard.

Living Room: 14' 10" x 10' 10" (4.53m x 3.30m) PVCu double glazed windows to the front and rear elevations. Radiator.

Kitchen/Breakfast Room: 11' 7" x 8' 4" (3.54m x 2.53m) Wooden glazed door to the rear elevation. PVCu double glazed window to the side elevation. Wall and base units with complementary work surfaces. Stainless steel sink and drainer unit with mixer tap. Electric point for cooker. Plumbing for washing machine. Radiator. Tiled floor. Wall tiling. "Riva Advance" boiler.

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: PVCu double glazed window to the side elevation.

Bedroom 1: 14' 11" x 9' 7" (4.54m x 2.92m)
PVCu double glazed windows to the front and rear elevations. Radiator. Built-in storage.

Bedroom 2: 9' 5" x 8' 4" (2.87m x 2.54m) PVCu double glazed window to the rear elevation. Radiator.

Bathroom: 6' 1" x 5' 5" (1.86m x 1.64m) PVCu double glazed window to the front elevation. White three piece suite comprising a panelled bath, low level w.c. and pedestal wash hand basin. Radiator. Wall tiling.

Outside: Externally there is a lawned garden to the front of the property together with a driveway providing Off-Road Parking. The rear garden has been gravelled but the main garden can be found to the side of the property and is predominantly laid to lawn interspersed with mature trees and shrubs.





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

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

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 52|E.

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

Directions: For satellite navigation purposes use the post code LL11 2UH. Leave the A483 at junction 6 and take the first exit onto Bluebell Lane signposted Pandy. At the next mini-roundabout proceed straight across and the property will be observed on the left-hand side of the road shortly before the brow of the hill.



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