

# BOWEN

PROPERTY SINCE 1862



Asking Price £220,000

4 Stuart Way,  
Wrexham LL13 7BH

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🏠 3 Bedrooms

🚿 1 Bathroom

## 4 Stuart Way, Wrexham LL13 7BH



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### General Remarks

Offered for sale with NO ONWARD CHAIN, this mature three bedroom bay fronted semi-detached house stands within a good sized plot in a small cul-de-sac in the Hightown area of Wrexham. With two reception rooms, the property offers excellent scope for internal modernisation allowing the new owners to really put their own stamp on it. Internally the property briefly comprises an entrance hallway; living room with sliding doors leading through to the dining room; kitchen with walk-in pantry; landing; main bedroom with ample built-in wardrobes; two further bedrooms and a family bathroom with four piece suite. EPC Rating – 46|E.

**Location:** The property is situated within the long established Hightown residential area several hundred yards off the A525 Whitchurch Road. Local amenities include Bod Hyfryd Welsh speaking Primary School, Lidl and Farmfoods Supermarkets as well as Heath and Play Centres. The City Centre lies less than a mile away.

### Accommodation

#### On The Ground Floor:

**Recessed Entrance Porch:** Wood glazed door and side panel to the front elevation. Quarry tiled floor.

**Hallway:** Double glazed door to the front elevation. Three double glazed wood framed windows to the side elevation. Coved ceiling. Storage cupboard. Radiator.

**Living Room:** 17' 2" x 11' 8" (5.24m x 3.55m) Wood double glazed bay window to the front elevation. Radiator. Coved ceiling. Gas fire with "Baxi Bermuda" back boiler. Double doors through to:

**Dining Room:** 9' 9" x 9' 8" (2.97m x 2.95m) Double glazed patio doors to the rear elevation. Coved ceiling. Wall mounted gas heater.

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.



**Kitchen:** 13' 10" x 10' 4" (4.22m x 3.16m) maximum. Wood double glazed window to the rear elevation. Wood glazed door to the side elevation. Wall and base units with complementary work surfaces. Stainless steel sink and drainer unit with mixer tap. Integral gas hob and cooker hood. Integral gas oven. Space for fridge freezer. Plumbing for washing machine. Radiator. Wall tiling. Tiled floor. Walk-in PANTRY.

**On The First Floor:**

**Landing:** Attic hatch. Airing cupboard.

**Bedroom 1:** 15' 0" x 11' 8" (4.58m x 3.56m) Wood double glazed window to the front elevation. Radiator. Three sets of built-in wardrobes.

**Bedroom 2:** 11' 10" x 10' 10" (3.60m x 3.30m) Wood double glazed window to the rear elevation. Radiator. Built-in wardrobe.







**Bedroom 3:** 8' 6" x 7' 9" (2.59m x 2.35m) Wood double glazed window to the front elevation. Radiator.

**Bathroom:** 8' 6" x 7' 3" (2.58m x 2.20m) Wood double glazed window to the side elevation. White four piece suite comprising a panelled bath with hand shower attachment, shower cubicle, wash hand basin set into cabinet and low level w.c. Fully tiled walls. Radiator.

**Outside:** Externally there is a lawned garden to the front elevation with planted borders. A driveway with space for several vehicles can be found to the side elevation leading up to the Single Garage. The rear garden is a good size and combines a further lawned section with a paved Patio and various mature shrubs.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by a "Baxi Bermuda" back boiler situated in the Living Room.

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

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

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

**Directions:** For satellite navigation use the post code LL13 7BH. Leave Wrexham on the A525 in the direction of Whitchurch. At the junction at the top of Salop Road turn left onto Kingsmills Road. Take the right-hand turning into Brynycabanau Road and then right into Saxon Street. Half-way along Saxon Street turn left into Stuart Street and at the junction of Norman Road continue straight over onto Stuart Way, where the property will be observed on the left-hand side of the road.

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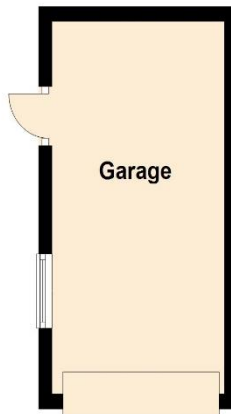
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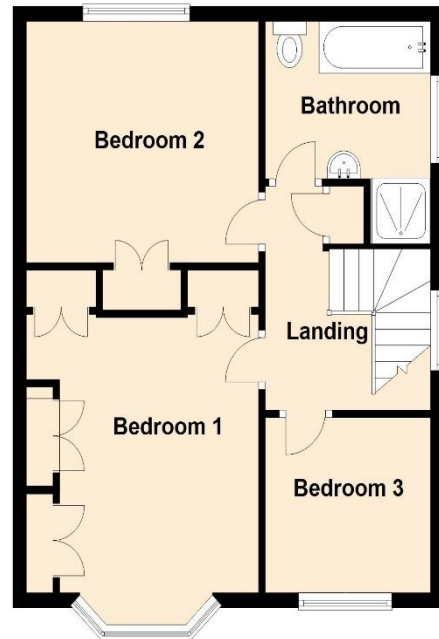
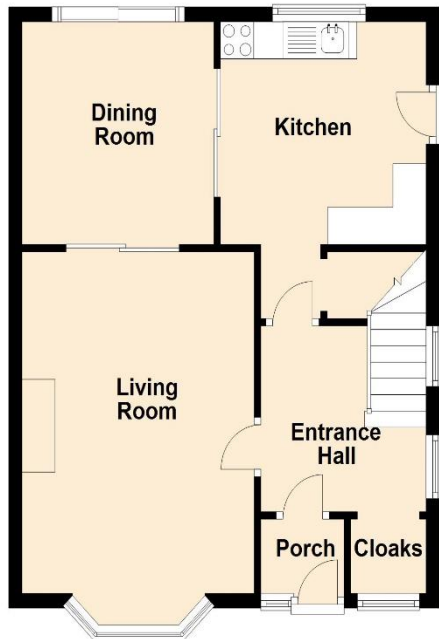
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**Ground Floor**  
Approx. 60.3 sq. metres (649.0 sq. feet)



**First Floor**  
Approx. 47.2 sq. metres (508.2 sq. feet)



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