



18 Sandway Road,
Wrexham, LL11 2PS

**Bowen Son
and Watson**

with **Kent Jones**

18 Sandway Road,
Wrexham, LL11 2PS

NO CHAIN - A TRADITIONAL BAY FRONTED PRE WAR STYLE SEMI-DETACHED HOME PROVIDING TWO RECEPTION ROOM / THREE BEDROOM ACCOMMODATION IN A SOUGHT AFTER LOCATION OFF CHESTER ROAD AT THE BOUNDARY OF ACTON AND GARDEN VILLAGE.

Description:

This traditionally styled bay fronted property occupies a pleasant location looking down East Avenue with views across the town towards Esclusham Mountain. It comprises an entrance hall; cloakroom; two reception rooms, the rear with access to a covered gazebo which provides a covered outside entertaining space; kitchen; two double and one single bedrooms and a tiled bathroom with shower over the corner bath. The house is gas centrally heated, cavity insulated and PVCu double glazed. Outside there is a screened front garden and gated pavier side drive to a 29ft long workshop store which could be converted to a garage if desired. The low maintenance rear includes a timber built summerhouse.

Location:

The property is situated within a popular residential area close to the boundaries of Acton, Garden Village and Croes Eneurys. It lies just off Chester Road approximately a mile equidistant between the town centre and Gresford roundabout, from where the A483 dual carriageway leads to Chester (10 miles) and the motorway network. Local amenities include Acton, Rhosddu and Wats Dyke Primary Schools, The Acton Park Pub Restaurant, Garden Village Shops, and Acton Park itself.

Constructed

In a traditional bay fronted pre second world war style of brick and roughcast rendered external elevations beneath a slated roof.

The Accommodation

(with approximate room dimensions) on The Ground Floor comprises:-

Entrance Hall

16' 0" x 6' 8" (4.87m x 2.03m) maximum
Approached through a woodgrain effect PVCu panelled door with lead-lighted double glazed side reveals. Oak flooring. Radiator. Deep coved ceiling over picture rail. Double power point.

Cloakroom

6' 1" x 3' 5" (1.85m x 1.04m)
Fitted two piece white suite comprising a wall mounted wash hand basin and a close coupled dual flush w.c. Fully tiled walls. Timber panelled ceiling. Ceramic tiled floor. Built-in storage cupboard. Understairs store.

Dining Room

13' 8" x 11' 0" (4.16m x 3.35m)
into bay with lead-lighted sealed unit double glazed panels. Deep coved ceiling over picture rail. Oak flooring. Radiator. Double power point.

Lounge

15' 5" x 11' 0" (4.70m x 3.35m)
Ornamental fireplace surround and television plinth. Oak flooring. Deep coved ceiling over picture rail. Radiator. Television aerial point. Two double power points. Sliding aluminium framed patio doors to rear garden. Wall display niche.



Kitchen

11' 11" x 6' 8" (3.63m x 2.03m)

Fitted dark oak fronted units including two inset sinks set into a total of five-doored base units with extended work surfaces, beneath which there is a built-under electric oven and a breakfast bar. Inset gas hob. Five-doored suspended wall cabinets, one concealing the "Main" gas fired central heating boiler. Part tiled walls. Radiator. Digital central heating control unit. Part double glazed PVCu framed external door to side drive. Three double power points.

On The First Floor:

Landing

Loft access-point with drop-down ladder to ATTIC with light.

No. 1 Bedroom

14' 3" x 11' 0" (4.34m x 3.35m)

into bay window fitted with lead-lighted double glazed units and with views down East Avenue opposite over the town towards Esclusham Mountain. Fitted wardrobe with mirror sliding doors. Radiator. Picture rail. Double power point.

No. 2 Bedroom

11' 5" x 11' 0" (3.48m x 3.35m)

including a fitted four-doored wardrobe with open shelving unit. Vanity wash hand basin. Radiator. Picture rail. Double power point.



No. 3 Bedroom

9' 11" x 6' 8" (3.02m x 2.03m)

including corner airing cupboard. Storage to eaves. Radiator. Double power point.

Bathroom

6' 10" x 6' 6" (2.08m x 1.98m)

Fitted three piece whisper pink shaded suite comprising a corner bath with a "Triton T80" electric shower above, inset wash hand basin and a close coupled w.c. Fully tiled walls. Ceramic tiled floor. Chrome ladder radiator.

Outside:

At the side of the property a gated pavier drive leads to a detached WORKSHOP 29'6" x 10'3" (8.99m x 3.12m) with electric connected and which could be re-converted to a Garage if so desired. Lawned front garden screened by a high hedgerow. Secure gated access between the house and the workshop to a covered GAZEBO 12' x 11' (3.65m x 3.35m) with direct access from the rear reception room and which provides a covered and secure outside entertaining space having an archway leading onto a gravel covered rear garden area with a corner timber SUMMERHOUSE. Outside tap and light.

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 the kitchen. The property is wired for a BT telephone system.



Tenure:

Freehold. Vacant Possession on Completion. NO CHAIN.

Note:

Certain fitted floor and window coverings are available by negotiation.

Viewing:

By prior appointment with the Agents.

Council Tax Band:

The property is valued in Band "E".

EPC:

EPC = D. A full copy of the Energy Performance Certificate (EPC) relating to this property is available electronically at <https://find-energy-certificate.digital.communities.gov.uk/> You will need to use the post code (LL11 2PS) and property name or number (18 Sandway Road).



Directions:

For satellite navigation use the post code LL11 2PS. Leave the town centre on Chester Road. After passing over the roundabout at the junction with Prices Lane by the nine acre playing field proceed up Acton Hill until turning first left into Acton Gate. Take the left hand fork as the road changes its name to Sandway Road and the property will eventually be seen on the right just before reaching East Avenue on the left.



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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 endeavor to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

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