

# BOWEN

PROPERTY SINCE 1862



Offers in the region of £99,950

2 Cobden Road, Wrexham LL13 7TH

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🏠 2 Bedrooms

🚿 1 Bathroom

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Your home may be repossessed if you do not keep up repayments on your mortgage

### General Remarks

NO CHAIN. A traditional two reception room / two double bedroom end of terrace town house requiring some works situated in a convenient cul-de-sac location on the fringe of the city centre.

Although this property has gas-fired central heating and PVCu double glazing, it does require a programme of modernisation.

**Location:** The house stands in an established residential cul-de-sac off Bradley Road literally only two hundred yards from the Island Green Shopping Complex. Other local facilities include Bellevue Park and the Maelor Hospital.

**Constructed** of brick beneath a slated roof.

### Accommodation

#### On The Ground Floor:

**Entrance Hall:** 14' 6" x 3' 1" (4.42m x 0.94m)

Approached through a security-style part double glazed entrance door. Radiator.

**Front Reception Room:** 11' 2" x 8' 4" (3.40m x 2.54m)

Radiator. Wall mounted electric convactor heater. Low level meter cupboard.

**Rear Reception Room:** 11' 9" x 11' 9" (3.58m x 3.58m)

Understairs storage cupboard. Radiator. Ornamental fireplace.

**Kitchen:** 6' 8" x 5' 9" (2.03m x 1.75m) Single drainer stainless steel sink unit inset into a range of six-doored base cabinets. Suspended treble wall cabinet. Gas cooker.

**Rear Hall:** 3' 8" x 2' 8" (1.12m x 0.81m) Part double glazed security-style external door. Built-in cupboard with wall mounted "Main" combination gas-fired central heating boiler.

**Bathroom:** 6' 6" x 5' 6" (1.98m x 1.68m) Fitted three piece white suite comprising a panelled bath with a "Triton" electric shower above, pedestal wash hand basin and low level w.c. Part tiled walls. Extractor fan.



**On The First Floor:**

**Landing:**

**Bedroom 1:** 11' 8" x 11' 2" (3.55m x 3.40m) Radiator.

**Bedroom 2:** 11' 9" x 11' 8" (3.58m x 3.55m) Built-in cupboard over stairs with fitted shelving. Radiator.

**Outside:** Rear yard and grassed garden area, not affected by any rights of way.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Main" combination gas-fired boiler situated in the cupboard off the Rear Hall.

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

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





**EPC:** EPC Rating - 60|D.

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

**Directions:** For satellite navigation use the post code LL13 7TH. From the city centre proceed down Bradley Road to the roundabout at its junction with Watery Road by Island Green. Proceed straight across and then take the first right immediately after the Chippy, when the property will be seen on the right.



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.