

# BOWEN

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6 Trem Y Mynydd, Minera,  
Wrexham LL11 3YG

🏠 3 Bedrooms

🚿 1 Bathroom



# 6 Trem Y Mynydd, Minera, Wrexham LL11 3YG



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### General Remarks

A much improved two reception room / three bedroom semi-detached home with useful attic store and double width parking standing on a corner plot close to the Primary School with glimpses of Minera Mountain.

This older semi-detached family home has been much improved in recent years including the installation of a gas fired combi boiler, refitted kitchen with split-level cooker, refitted shower room, boarding of the attic to form a useful store, oak finished flooring to the ground floor and PVCu double glazing, grey to the outer and white inside. It now comprises an entrance hall, "through" lounge with multi-fuel stove, separate dining room, kitchen and shower room. Upstairs there are three bedrooms, two with views, and a fixed staircase to the attic store. Outside there is an enclosed lawned front garden. Double width off-street parking to the side. Rear patio area with artificial grass, raised decking and access to a man cave.

**Location:** The property occupies a pleasant slightly elevated position with glimpses between the neighbouring properties of Minera Mountain. Minera has itself a Primary School, Pub Restaurant and Church whilst there are more wide ranging amenities in the adjoining village of Coedpoeth. Minera is situated about a mile off the A525 Wrexham (5 miles) to Ruthin (10 miles) road and is only three miles from the nearest access point onto the A483 trunk road leading to Chester and the NW motorway network.

**Constructed** of brick-faced external elevations with roughcast rendered upper elevations beneath a predominantly tiled roof.

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

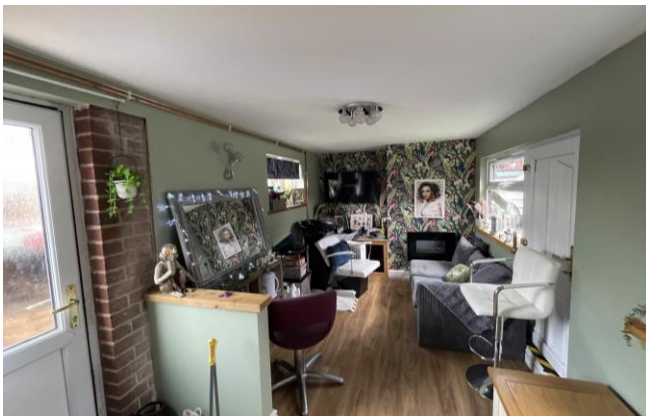
### On The Ground Floor:

**Entrance Hall:** 10' 7" x 5' 1" (3.22m x 1.55m) excluding staircase leading off. Approached through a composite front door. Oak finished flooring. Radiator. Single power point. "Hive" central heating control. Broadband point. Plank-style doors with satin furniture leading off to:

**Shower Room:** 8' 5" x 4' 2" (2.56m x 1.27m) Refitted with a three piece white suite comprising a 850 mm rectangular shower tray with screen enclosure and mains shower, vanity wash hand basin and close coupled dual flush w.c. Contrasting ceramic tiling to three walls. Extractor fan. Chrome ladder radiator.

**"Through" Lounge:** 15' 4" x 11' 10" (4.67m x 3.60m) maximum (including an understairs storage cupboard). Cast multi-fuel stove with heavy timber beam above. Radiator. Oak finished flooring. Two double power points.

**Kitchen:** 10' 8" x 10' 0" (3.25m x 3.05m) Refitted with grey and blue fronted units with contrasting woodblock-effect work surfaces including a single drainer composite sink with flexible monobloc mixer tap attachment inset into a total of five-doored base units and one drawer pack with extended work surfaces, beneath which there is plumbing for a dishwasher and washing machine.









**Kitchen Continued:** Adjoining tall unit with a "Hotpoint" electric double oven and grill having cupboard storage above and below. Seven-doored suspended wall cabinets. Inset ceramic hob with a chimney-style filter hood above. Ceramic splash-backs. Three double power points exposed (two with USBs), electric cooker point and concealed spurs for appliances. Oak finished flooring.

**Dining Room:** 15' 1" x 8' 2" (4.59m x 2.49m) maximum. External doors to either side. Two double and one single power points. Wall mounted electric fire. Oak finished flooring. Wall-light point.

#### **On The First Floor:**

**Landing:** Double power point.

**Bedroom 1:** 15' 4" x 9' 0" (4.67m x 2.74m) into alcove. Fitted double wardrobe with hanging rail and separate built-in cupboard with fitted shelving. Views towards the Mountain. Radiator. Double power point.

**Bedroom 2:** 11' 3" x 10' 2" (3.43m x 3.10m) Ornamental fireplace surround. Radiator. Views towards the Mountain. Double power point.

**Bedroom 3:** 8' 1" x 7' 8" (2.46m x 2.34m) Radiator. Corner cupboard accommodating the "Ideal" combination gas-fired central heating boiler. Carbon monoxide detector.

#### **On The Second Floor:**

**Attic Storeroom:** 19' 6" x 7' 6" (5.94m x 2.28m) (at purlin level with restricted head-room). Radiator. Three double power points. Two Velux double glazed roof-lights. Fluorescent strip-light. Smoke detector.

**Outside:** Enclosed lawned front garden area. Double tarmac covered drive at the side. Rear Patio Area with artificial turf and raised Decking leading to a part open timber Man Cave and access to a timber and metal Store Shed beyond 11' average x 6'6" (3.35m x 1.98m). Outside lighting and power point.

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

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

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

**EPC:** EPC Rating - 70|C.

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



**Directions:** For satellite navigation use the post code LL11 3YG. Leave Wrexham on the A525 Ruthin Road continuing for about 3 miles into Coedpoeth. Pass through the village and just before arriving at the former Five Crosses Public House, take the left-hand turn signposted B5426 Minera. Continue into Minera and through the traffic calming measures and at Minera School on the left turn right into Trem Y Mynydd. Bear left and the property will be seen after another 50 yards on the right.



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