



22 The Homestead,
Wrexham, LL14 4HQ

**Bowen Son
and Watson**

with **Kent Jones**

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NO CHAIN - AN IMMACULATELY PRESENTED THREE BEDROOM DETACHED FAMILY HOME ADJOINING OPEN GROUND TO THE REAR IN A SOUGHT AFTER CUL-DE-SAC LOCATION ON THE WESTERN FRINGE OF TOWN.

Description:

This attractively presented well maintained property is situated within a cul-de-sac in a popular established residential development off Bersham Road. It comprises a canopy porch; entrance hall; study; 'through' lounge diner with living flame gas fire and patio doors to the private westerly facing rear garden; a stunning kitchen fitted with high gloss orange shaded units with contrasting black work surfaces fitted with a built-under electric oven and inset gas hob; outside storeroom. Upstairs the landing leads to three bedrooms and a fully tiled white bathroom with corner jacuzzi bath and shower above, Gas central heating is from an "Ideal" combi boiler installed in December 2018 and PVCu double glazing is installed. Outside there is pavier parking and a lawn to the front with a gated side access to the westerly facing rear, which is not overlooked. The rear boundary adjoins part of the grounds of Clywedog High School which have recently been planted with trees.

Location:

The property is situated within a development on the western fringe of the town adjacent to open countryside. It is about a mile equidistant from the town centre and the nearest access-point onto the A483 town by-pass. More local amenities include a Convenience Store; Aldi and Morrisons Supermarkets; Victoria Junior and Clywedog High Schools and walks within Erddig National Trust.

Constructed

of brick-faced external cavity walls beneath a pitched tile-clad roof.

The Accommodation

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

Canopy Porch

Over-head light. PVCu panelled door to:

Entrance Hall

7' 2" x 4' 1" (2.18m x 1.24m)

Radiator. Inset ceiling lighting.

Study

8' 9" x 8' 1" (2.66m x 2.46m)

Radiator. Inset and pendant light points. Loft access-point. Telephone point. One single and three double power points.

Lounge Diner

20' 6" x 11' 6" (6.24m x 3.50m) and 21' (6.40m) into recess, which includes the staircase leading off with half-staging and storage cupboard beneath. Open living flame coal effect gas fire to a black marbled and lightly stained fireplace surround. Two double and two single power points. Satellite and Virgin aerial points. Two radiators.



Kitchen

8' 8" x 8' 6" (2.64m x 2.59m)

Fitted with bright high gloss orange laminate fronted units with contrasting black work surfaces including a single drainer composite sink with monobloc mixer tap attachment inset into a total of four-doored base units (including two corner cupboards) and one drawer pack with extended work surfaces, beneath which there is plumbing for a washing machine and a built-under "Electrolux" electric oven. Inset "AEG" gas hob with an integrated filter hood above. Tall shoe cupboard and a total of eight-doored suspended wall cabinets. Part double glazed PVCu framed external door. Ceramic tiled splash-back. Ceramic tiled floor. Radiator. Three double and one single power points.

On The First Floor:

Landing

Approached by a light stair-well with half-staging and a tall window.

No. 1 Bedroom

12' 4" x 8' 10" (3.76m x 2.69m)

Two double power points. Radiator. Views over open ground to the rear.



No. 2 Bedroom

11' 2" x 8' 9" (3.40m x 2.66m)

including a corner fitted range of four-doored wardrobes with an adjoining cupboard and open shelving. Two single power points. Radiator. Views over open ground to the rear.

No. 3 Bedroom

8' 10" x 7' 11" (2.69m x 2.41m)

Two single power points. Radiator.

Bathroom

11' 1" x 5' 0" (3.38m x 1.52m)

Fitted three piece white suite comprising a corner jacuzzi bath with folding shower screen and mains thermostatic shower fitting above, vanity wash hand basin and close coupled dual flush w.c. Fully tiled walls. Ceramic tiled floor. Inset ceiling lighting. Ladder radiator.

Outside:

At the front there is a pavier driveway and open plan lawned garden with shrubbery border. A gated side pathway extends down the side of the property, off which there is an integral STORES 8'5" x 7'2" (2.56m x 2.18m) with electric light, two double power points and "Ideal" combination gas fired central heating boiler. To the rear there is a full-width concreted PATIO leading onto lawns with a gravel SEATING AREA enclosed by a mature laurel rear hedgerow. Timber SHED to the other side elevation. 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 "Ideal" combination gas fired boiler situated in the outside store, which was installed in December 2018. 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 to be included at the sale price.

Viewing:

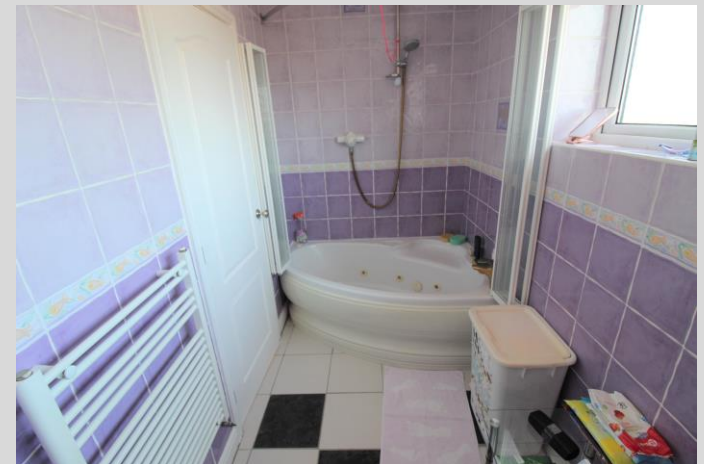
By prior appointment with the Agents.

Council Tax Band:

The property is valued in Band "D".

EPC:

EPC = C. 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 (LL14 4HQ) and property name or number (22 The Homestead).



Directions:

For satellite navigation use the post code LL14 4HQ. From the Agents Offices proceed up Regent Street to the traffic lights, at which turn left into Bradley Road. Pass the former Fire Station and at the mini-roundabout continue straight ahead and at the next traffic lights continue ahead again onto Victoria Road. Take the second turning right onto Bersham Road and continue through the traffic calming measures and over the bridge. Take the second turning right into The Homestead. At the 'T' junction bear left and then turn first right, when the property will be observed on the left.



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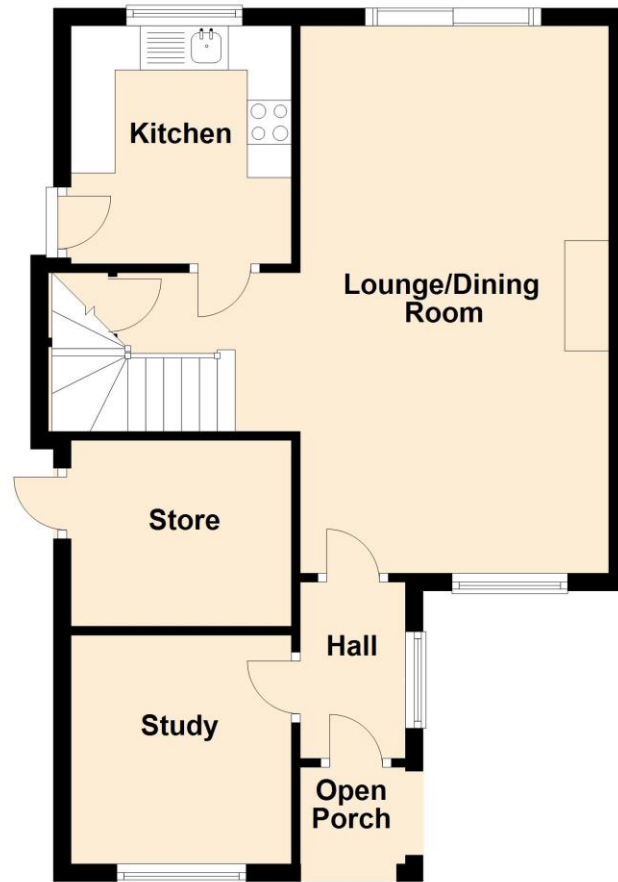
Contact your local branch of **Bowen Son and Watson** with **Kent Jones** today!





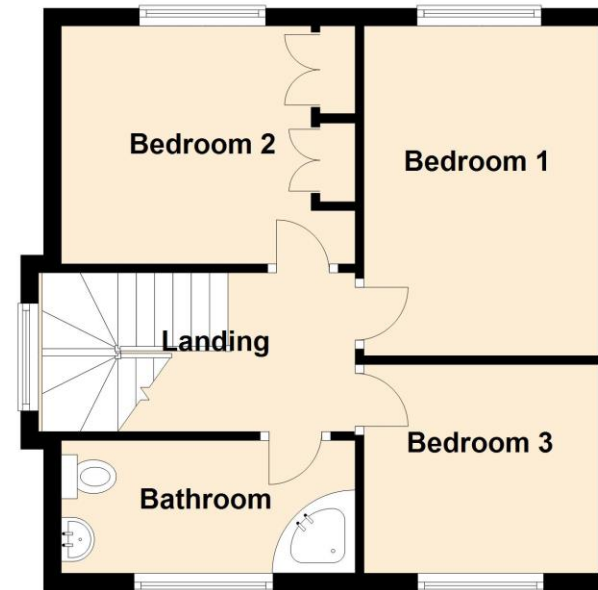
Ground Floor

Approx. 50.9 sq. metres (547.4 sq. feet)



First Floor

Approx. 38.3 sq. metres (412.8 sq. feet)



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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