

# BOWEN

PROPERTY SINCE 1862



Offers in the region of £129,950

66 Edward Street, Wrexham LL13 7RY

🛏 2 Bedrooms

🚿 1 Bathroom

## 66 Edward Street, Wrexham LL13 7RY



### General Remarks

This terraced town house has been modernised, works including a re-slatted roof, injection damp course, gas combi central heating from an "Ideal" boiler and PVCu double glazing. It comprises an entrance vestibule; hall; through lounge diner with living flame gas fire; kitchen with electric oven and gas hob; landing to two bedrooms and a first floor bathroom with a white suite and over-bath electric shower. Outside there is a walled forecourt and a rear yard with attached stores. EPC Rating - 66|D.

**Location:** The property is situated amongst established residential surroundings less than a mile equidistant between the city centre and the open walks available within the grounds of Erddig National Trust. Local amenities include Victoria and St. Giles Primary schools, a Convenience Store, Bellevue Park and St. Joseph's Senior School.

**Constructed** of brick beneath a re-slatted roof.

### Accommodation

#### On The Ground Floor:

**Entrance Vestibule:** 3' 9" x 2' 10" (1.14m x 0.86m)  
Approached through a PVCu panelled door.

**Entrance Hall:** 9' 5" x 2' 9" (2.87m x 0.84m) to the foot of the staircase leading off. Vinyl flooring. Radiator.

**Through Lounge Diner:** Viz:

**Lounge:** 10' 6" x 10' 1" (3.20m x 3.07m) Open living flame gas fire to a tiled fireplace surround. Low level electricity meter cupboard. Radiator. Opening to:

**Dining Area:** 11' 2" x 10' 6" (3.40m x 3.20m) Radiator.

**Kitchen:** 7' 8" x 6' 10" (2.34m x 2.08m) Fitted cream shaded base and wall cabinets including a single drainer stainless steel sink unit inset into a total of five-doored base units including two corner cabinets with extended work surfaces, beneath which there is a built-under electric oven. Inset gas hob with a filter hood above set between a total of eight-doored suspended wall units. Understairs storage cupboard. Ceramic tiled floor. Ceramic tiled splash-back. Part double glazed PVCu door to:

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**Rear Porch:** 7' 10" x 5' 10" (2.39m x 1.78m)  
Plumbing for a washing machine. Ceramic tiled floor.  
Clear polycarbonate roof.

**On The First Floor:**

**Landing:** 11' 5" x 4' 9" (3.48m x 1.45m) Loft access-point to insulated Attic. Galleried stairhead with storage area.

**Bedroom 1:** 13' 6" x 10' 9" (4.11m x 3.27m) Radiator.

**Bedroom 2:** 11' 2" x 8' 5" (3.40m x 2.56m) Over-bed light switch. Radiator. Wall mounted "Ideal Logic" combination gas-fired boiler.

**Bathroom:** 7' 9" x 6' 10" (2.36m x 2.08m) Three piece white suite comprising panelled bath with electric shower above, low level w.c. and pedestal wash hand basin. Radiator. Part tiled walls. Extractor fan.

**Outside:** Walled forecourt. Rear yard with brick built Stores.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Ideal Logic" combination gas-fired boiler situated in the Second Bedroom. The property is wired for a BT telephone system.



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

**Note:** The floor and window coverings as fitted are to be included at the sale price.

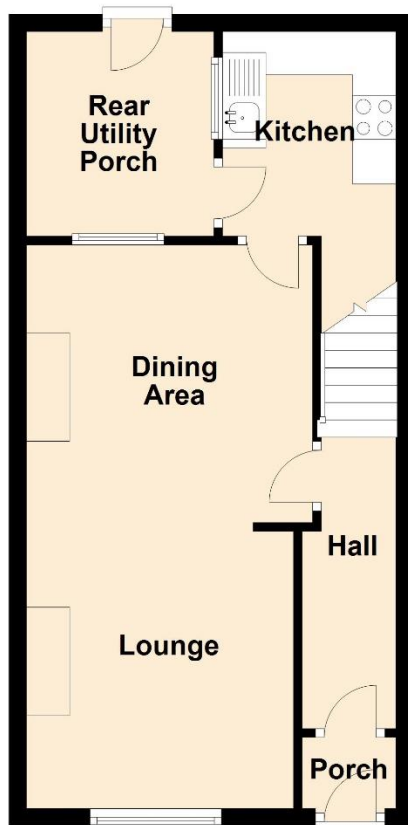
**Viewing:** By prior appointment with the Agents.

**Council Tax Band:** The property is rated under Band "C".

**Directions:** For satellite navigation use the post code LL13 7RY. Leave the inner ring road from Brook Street turning onto Bridge Street / Penybryn. Continue up the hill onto level ground until eventually turning right onto Poyser Street. Turn first left into Edward Street when the property will be observed immediately on the left.

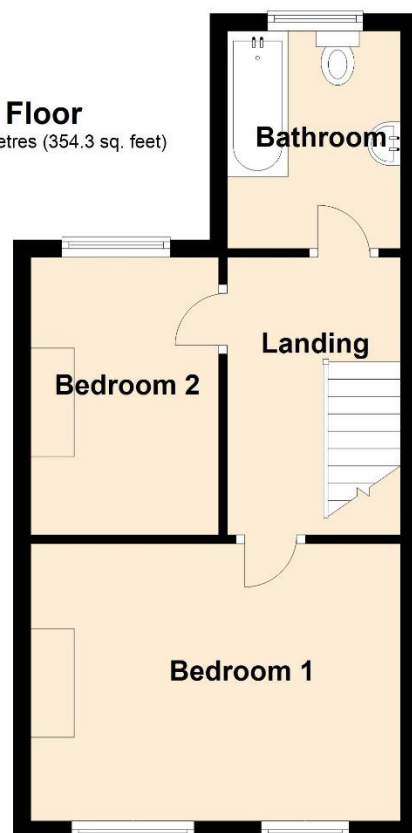
## Ground Floor

Approx. 38.2 sq. metres (411.1 sq. feet)



## First Floor

Approx. 32.9 sq. metres (354.3 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 endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

BOWEN

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