

BOWEN

PROPERTY SINCE 1862



Asking Price £225,000

🏠 2 Bedrooms 🚿 1 Bathroom

12 Kendal Way, Wrexham LL12 8AF

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General Remarks

Tucked away within a highly sought after area of Wrexham, this two double bedroom semi-detached bungalow is offered for sale with the benefit of NO ONWARD CHAIN. Internally the property is well presented throughout but does give buyers the potential to further enhance and modernise to their own personal tastes. The patterned concrete driveway and private rear garden are two more major selling points. Internally the property briefly comprises an entrance porch, hallway, living room with double doors leading through to the dining room, kitchen, main bedroom with built-in wardrobes, further double bedroom and a family bathroom. Viewing advised.



Accommodation

Entrance Porch: PVCu double glazed door and window to the front elevation.

Hallway: PVCu double glazed door to the front elevation. Radiator. Airing cupboard.

Living Room: 14' 0" x 12' 11" (4.26m x 3.93m) PVCu double glazed window to the front elevation. Radiator. Coved ceiling. Feature stone fire surround. Double doors leading through to:

Dining Room: 9' 10" x 6' 4" (3.00m x 1.93m) PVCu double glazed window to the side elevation. Radiator. Coved ceiling.

Kitchen: 11' 3" x 9' 9" (3.43m x 2.98m) PVCu double glazed window to the rear elevation. PVCu double glazed door to the side elevation. Wall and base units with complementary work surfaces. One-and-a-half-bowl sink and drainer unit with mixer tap. Electric point for cooker. Space for fridge freezer. Plumbing for washing machine. Wall tiling. Radiator. "Worcester" boiler.

Bedroom 1: 12' 10" x 10' 10" (3.91m x 3.31m) PVCu double glazed window to the rear elevation. Radiator. Built-in wardrobes.

Bedroom 2: 12' 11" x 9' 7" (3.94m x 2.92m) PVCu double glazed window to the front elevation. Radiator. Built-in wardrobes.

Bathroom: 7' 4" x 7' 3" (2.23m x 2.20m) PVCu double glazed window to the rear elevation. Three piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and low level w.c. Radiator. Fully tiled walls. Attic hatch.

Outside: Externally there is a gravelled garden to the front of the property which is interspersed with numerous mature planted shrubs.

There is a patterned concrete driveway providing ample Off-Road Parking to the side of the bungalow leading up to the Garage.

The rear garden enjoys a good degree of privacy and combines a patterned concrete Patio with a lawned section bordered by hedging.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired boiler situated in the Kitchen.

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

Viewing: By prior appointment with the Agent.

EPC: EPC Rating - Awaited.

Council Tax band: The property is valued in Band "D".



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Directions: Leave Wrexham city centre on Chester Road and proceed up the hill passing the Garden Village parade of Shops. Descend down the hill and take a right-hand turning into Smithy Lane opposite Smithy View Petrol Station. Once on Smithy Lane take the second turning on the right into Windermere Road and then the first left into Kendal Way. The property will then be observed after a short distance on the right-hand side of the road.

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