

BOWEN

PROPERTY SINCE 1862



Asking Price £250,000

🏠 2 Bedrooms 🚿 1 Bathroom

Meadow Rise, Ellesmere Lane, Penley,
Wrexham, LL13 0LP

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General Remarks

Meadow Rise is a spacious well-appointed detached two-bedroom bungalow with integral garage standing in a good size plot of approximately 0.17 of an acre (0.06 ha) or thereabouts. Occupying pleasant location within the popular border village of Penley. The property has the benefit of ample parking to the fore with private enclosed gardens.

Location: The border village of Penley has a range of local amenities including a shop and renowned Primary/Secondary Schools. The village is set within the picturesque Maelor countryside yet also benefits from excellent road links to the larger towns of Ellesmere, Wrexham & Whitchurch as well as the City of Chester. Nearby train stations can be found at Ruabon and Whitchurch.

Enclosed Entrance Porch tile floor and exterior wall light:

Glazed Entrance Door with glazed side panels:

Entrance Hall: Radiator.

Lounge: 21' 4" x 13' 11" (6.51m x 4.23m) Coving to ceiling and ceiling rose. Large picture window, two radiators.

Dining Room: 13' 11" x 12' 4" (4.23m x 3.77m) Radiator.



Breakfast Kitchen: 15' 8" x 10' 4" (4.78m x 3.15m) Wood effect flooring. Spotlight bar to ceiling. Range of fitted wall cabinets and matching base unit with worktop surface above, 1.5 stainless steel sink unit and drainer with mixer tap. Built-in electric oven with 4 ring halogen hob and extractor hood above, partly tiled walls, radiator.

Utility: 11' 2" x 8' 8" (3.41m x 2.63m) Wood effect flooring. Range of matching fitted base units with worktop surface and partly tiled walls. Stainless steel sink unit with mixer tap, space for washing machine. Oil boiler, radiator. Door leading into the garage.

Conservatory: 13' 3" x 10' 4" (4.04m x 3.16m) Wood effect flooring. Two wall lights and two radiators. Double doors opening onto the rear garden.

Bedroom One: 15' 8" x 9' 11" (4.78m x 3.02m) Built-in sliding door wardrobe with shelves and hanging rail.

Bedroom Two: 12' 4" x 9' 1" (3.75m x 2.77m) Built-in sliding door wardrobe with shelves and hanging rail.

Bathroom: 12' 4" x 5' 7" (3.75m x 1.70m) Coving to ceiling, vinyl flooring. Panel bath, pedestal wash hand basin, fully tiled shower cubicle with shower, partly tiled walls, radiator.

Separate WC: 9' 4" x 2' 6" (2.84m x 0.77m) Vinyl flooring, low level flush wc.

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.



Outside: The property is approached through double wrought iron gates onto a tarmac drive providing ample parking. Occupying a good size plot in total 0.17 of an acre (0.06 ha) or thereabouts enclosed by mature hedges providing privacy and open fields to the rear. There is access all around the bungalow with the front garden mainly laid to lawn with a small pond and borders housing established shrubs and plants. The garden to the rear is again mainly laid to lawn with pathways in between, variety of mature trees and shrubs, Greenhouse and potting shed. External wall tap, external lighting.

Council Tax Band 'F' EPC Rating 58|D:

Tenure: We are informed the property is freehold subject to vacant possession upon completion.

Directions: From Ellesmere proceed along the Grange Road (A528) signposted Overton/Wrexham. After approximately one mile turn right signposted Penley. Continue into the village onto Ellesmere Lane where after a short distance 'Meadow Rise' will be identified on the left-hand side by the agents for sale board.

What3Words///best.ensemble.distance:

Local Authority: Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY. Tel: 01978 292000

Agent Note: There is evidence of movement within the property. A specific defect observation report has been carried out and is available for inspection at the agents Ellesmere office.



Total Area: 136.6 m² ... 1470 ft² (excluding garage)

All measurements are approximate and for display purposes only

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