

BOWEN

PROPERTY SINCE 1862



Offers in the Region Of £150,000

1 The Stableyard, Pen-Y-Llan Street, Overton,
Wrexham LL13 0EE

1 Bedroom

1 Bathroom

EPC 70|C

1 The Stableyard, Pen-Y-Llan Street, Overton, Wrexham, LL13 0EE



General Remarks

A well presented one bedroom semi-detached house situated in the village of Overton within walking distance of local amenities. The living accommodation comprises: Living Room, Kitchen, 1 Bedroom, Bathroom.

Location: Located in the popular village of Overton-on-Dee in the picturesque Dee Valley. The property enjoys a good size corner plot location on the edge of the village on a small exclusive development being one of four properties. The village offers an excellent range of facilities and amenities including a Primary school, Medical Centre, Post Office and a host of shops. Its proximity to the A5/483 bypass make the towns of Oswestry and Ellesmere as well as the Cities of Wrexham and Chester easily accessible, and the motorway network beyond.

Accommodation

Partly Glazed Entrance Door:

Entrance Hall: Radiator.

Lounge: 19' 10" x 15' 9" (6.04m x 4.79m) Two radiators, dual aspect windows. Double door into rear understairs store cupboard.

Kitchen: 11' 3" x 8' 0" (3.43m x 2.43m) Tile floor, stainless steel sink and drainer, base and wall cupboards, partly tiled walls, space for washing machine, electric oven, 4 ring hob with extractor hood above, worktop surface, wall mounted 'Eco Elite' gas boiler. Partly glazed door to outside.

Bathroom: 8' 0" x 8' 0" (2.43m x 2.45m) Tile floor, partly tiled walls, panel bath with electric shower above, low level flush wc, pedestal wash hand basin. Two radiators.

Spindle Staircase to First Floor:

Bedroom: 13' 9" x 12' 5" (4.20m x 3.78m) Radiator, skylight.

Outside: Externally there is a driveway to the side of the property providing Off-Road parking which leads to a paved rear garden.

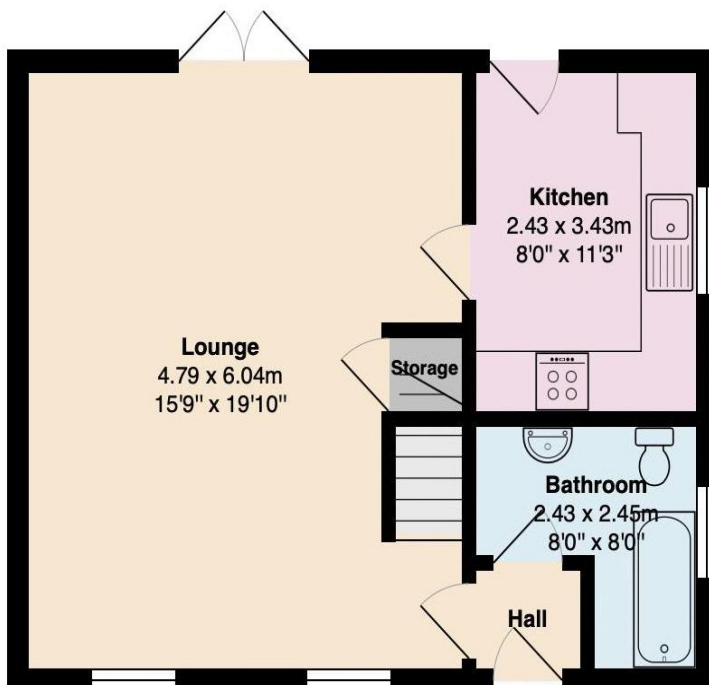
Tenure: We understand the property is freehold with vacant possession upon completion.

Council Tax Band 'D' EPC Rating 70|C:

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

Directions: From Ellesmere proceed out of the town on the A528 road signposted Overton. Continue into the village of Overton-on-Dee. At the junction turn left where number 1 will be found on the left hand side as identified by the agents 'For Sale' board.

1, The Stableyard, Penyllan Street, Overton, LL13 0EE



Total Area: 64.9 m² ... 698 ft²

All measurements are approximate and for display purposes only

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.