

# BOWEN

PROPERTY SINCE 1862



Asking Price £245,000

2 Bedrooms 1 Bathroom

3 Oakwood Park, Penley, Wrexham,  
LL13 0NE



## 3 Oakwood Park, Penley, Wrexham, LL13 0NE



### General Remarks

An extended detached two-bedroom bungalow with single detached garage within the sought-after village of Penley. The accommodation briefly comprises: Entrance Hall, Open plan 'L' shaped Lounge/Dining Room, Kitchen, Bathroom, Two Bedrooms. Enclosed rear garden.

**Location:** Oakwood Park is situated within the popular border village of Penley. The village itself has a host of popular 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 aswell as the city of Chester. Nearby train stations can be found at Ruabon and Whitchurch.

### Accommodation

**Partly Glazed Entrance Door with glazed side panel:**

**Entrance Hall:** Wood effect flooring. Coving to ceiling, dado rail, ceiling rose and radiator. Access to roof space. Two built-in store cupboards with one providing space for tumble dryer if so desired.

**Double Doors opening into Open Plan 'L' Shape Lounge/Dining Room:**

**Lounge:** 15' 11" x 10' 6" (4.86m x 3.21m) Wood effect flooring, coving to ceiling, radiator, TV point.

**Dining Room:** 19' 9" x 7' 9" (6.03m x 2.36m) Half brick construction with fully glazed windows to all aspects and double french doors opening onto the rear garden. Continuation of wood effect flooring, spotlights to ceiling, radiator.

**Kitchen:** 12' 3" x 8' 11" (3.74m x 2.72m) Wood effect flooring, spotlights to ceiling. Range of fitted wall cabinets with matching base units with worktop surface above, 1.5 bowl and drainer, partly tiled walls. Integrated appliances to include refrigerator/freezer, dishwasher. Space for washing machine. 'Bosch' 4 ring halogen hob with extractor hood above. 'Indesit built-in double oven. 'Worcester' oil boiler. Glazed side door leading to outside.

**Bedroom One:** 11' 8" x 7' 8" (3.55m x 2.34m) Fitted sliding mirror door wardrobes to one wall with hanging rail and shelving. Coving to ceiling, TV and telephone points, radiator

**Bedroom Two:** 11' 0" x 8' 11" (3.35m x 2.72m) Coving to ceiling, radiator, TV point, access to loft space.

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.





**Shower Room:** 7' 7" x 5' 9" (2.32m x 1.74m) Fully tiled shower cubicle with mains fed shower, Wash basin set on vanity unit, low level w.c, radiator. Wood effect flooring.

**Outside:** The property is approached over a concrete drive providing parking and access to the garage. Picket fence enclosed lawned area to the front of the property with some established shrubs and plants in borders. Timber gates provide side access to the enclosed rear garden which enjoys a block paved patio area off which is a lawned area and raised decking seating area. Outside lighting and outside tap. Greenhouse.

**Detached Garage:** 18' 4" x 9' 3" (5.60m x 2.81m) 'Up and Over' door, power and light, side personnel door.

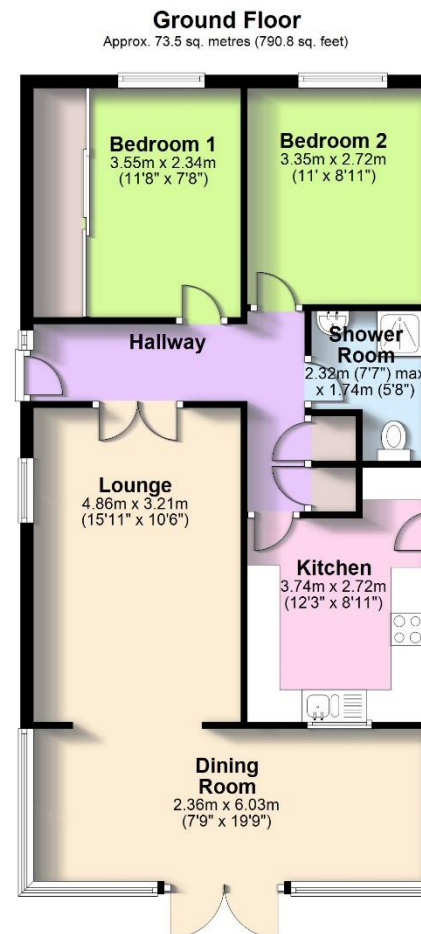
**Tenure:** We are informed that the property is freehold with vacant possession upon completion.

**EPC Rating 63|D Council Tax Band 'D'**

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

**Viewing & Further Information:** For further information or to arrange a viewing please contact the sole selling agents Ellesmere Office (01691) 622534

**Directions:** From Ellesmere proceed along the Grange Road (A528) after approximately one mile turn right onto Ellesmere Lane, after approximately 4 miles you will enter the village of Penley. Proceed into the village and at the junction turn left onto the A539. Proceed straight over the small roundabout and take the next right after a short distance take the second right into Oakwood, number 3 can be identified on the left-hand side by the agents for sale board.



**Garage**  
Approx. 15.7 sq. metres (169.4 sq. feet)



Total area: approx. 89.2 sq. metres (960.2 sq. feet)

All measurements are approximate & for display purposes only.  
Plan produced using PlanUp.