



17 Kempton Way, Llwyn Onn Park,  
Wrexham, LL13 0NU

**Bowen Son  
and Watson**

Situated within this popular residential location is this well presented three bedroom semi-detached home being convenient for the town centre of Wrexham and all local amenities. The accommodation briefly consists entrance hall, cloakroom, lounge/dining area, conservatory and kitchen. On the first floor a landing with three bedrooms (master bedroom with en-suite shower room) plus family bathroom. Gardens. Driveway providing off road parking. Garage. The property benefits from double glazing and gas fired central heating. VIEWING RECOMMENDED.

Offers in the region of £147,000



# 17 Kempton Way, Llwyn Onn Park, Wrexham, LL13 0NU

- Well Presented Three Bedroom Semi-Detached
- Popular Location
- Ground Floor Cloakroom
- Lounge/Dining Room
- Kitchen With Appliances
- Bathroom & En-Suite
- Gardens, Garage & Parking
- EPC Rating D

## Entrance Hall

With double glazed entrance door. Central heating radiator. Tiled flooring. Staircase rising to the first floor landing. Ceiling light point. Security alarm control panel.

## Cloakroom

Fitted with two piece suite comprising close coupled WC. Wash hand basin. Security alarm control panel. Tiled flooring. Ceiling light point.

## Lounge/Dining Area

19'2" x 13'2" (narrowing to 9'11" (5.83m x 4.02m (narrowing to 3.03m))

With double glazed window to the front and side elevations. Feature fire surround with fitted gas fire. Two central heating radiators. Under stairs storage. Coved ceiling. Two ceiling light points.



## Conservatory

10'8" x 9'7" (3.26m x 2.91m)

With double glazed windows and door leading to the rear garden. Ceiling fanlight.



## Kitchen

9'0" x 8'7" (2.74m x 2.61m)

Fitted with a range of units having built into the working surface a one and a half bowl single drainer sink unit with mixer tap attachment. Tiling to the working surfaces. Base units, drawers and matching suspended wall cabinets. Wall mounted gas fired central heating boiler. Space with plumbing for washing machine. Space for upright fridge/freezer. Integrated oven, hob and cooker hood. Central heating radiator. Double glazed window to the rear elevation. Double glazed door leading to the rear garden.



## First Floor

Staircase rising to the first floor landing. Security alarm control panel.

## Bedroom No. 1

12'5" x 10'0" (3.78m x 3.04m)

With double glazed window. Central heating radiator. Ceiling light point. Door to:



**AGENTS NOTE:** Viewing strictly by arrangement with the Agents through their Wrexham Office. 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 carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavour to make our sale details accurate and reliable if there is any point, which is of particular importance to you, please, contact our Wrexham Office who registered the property and we will be pleased to confirm the position for you.

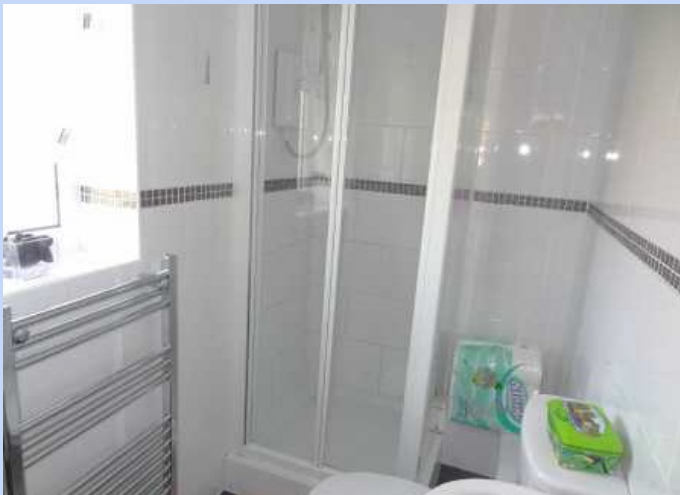
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### **En-Suite Shower Room**

Comprising close coupled WC. Wash hand basin. Shower cubicle with shower unit. Walls fully tiled in a matching scheme. Towel rail. Extractor fan.



### **Bedroom No. 2**

12'5" x 8'9" (3.79m x 2.66m)  
With double glazed window. Built in storage cupboard. Laminate style flooring. Central heating radiator. Loft access. Ceiling light point.



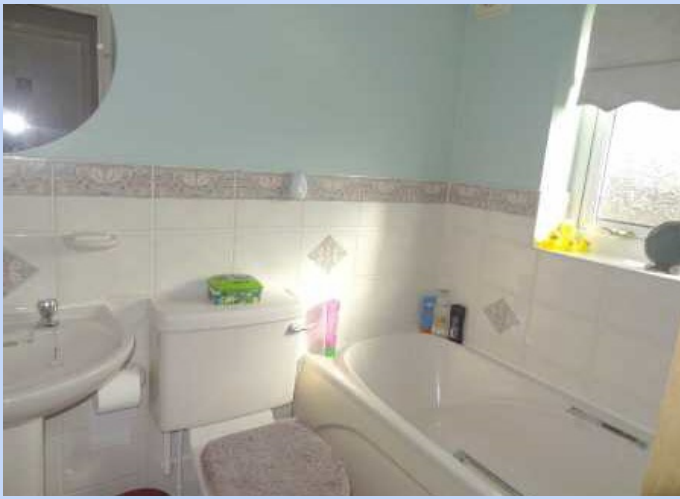
### **Bedroom No. 3**

9'11" x 6'6" (3.01m x 1.97m)  
With double glazed window. Central heating radiator. Ceiling light.



### **Bathroom**

Fitted with three piece suite comprising close coupled WC. Pedestal wash hand basin. Panelled bath. Walls partly tiled. Double glazed window. Central heating radiator. Extractor fan.



### Outside

With open plan front garden mainly lawned. Driveway providing off road parking. Side gate giving access to the rear garden.



### Rear Garden

With patio area. Lawn. Garden store. Fenced boundaries.



### View Of Rear Elevation



### Directions

Lights turn right into Salop Road ascending to the top of the hill. At the traffic lights (by the Green Dragon Public House) turn left onto the A525 and leave the town continuing through Hightown into Kingsmills. After entering the speed restriction signs bear left (by The Kingsmill) and at the bottom of the hill turn left over the bridge. Continue to the T junction at the traffic lights and turn right into Cefn Road. Take the next turning right into Kempton Way and continue until reaching the property on the left hand side.

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