



39 Kenyon Avenue

Garden Village, Wrexham, LL11 2ST

Located in the highly sought after area known as Garden Village is this well presented 2 double bedroom end mews house constructed in the traditional Garden Village style yet having been upgraded by the current owners that includes being re-roofed, rewired, gas central heating, modern kitchen and an en-suite shower room to the main bedroom. Enjoying the benefit of a south facing garden, the accommodation briefly comprises a canopy porch, entrance hall with staircase to 1st floor, lounge with patio doors leading to the rear garden, dining room with open aspect to the fitted kitchen, conservatory with radiator and ground floor cloaks/w.c.. The 1st floor landing gives access to the 2 double bedrooms, bedroom 1 having the en-suite shower room. Main bathroom with modern white suite including a P-shaped shower bath. Externally, a private drive provides parking that continues to the detached garage. The front and rear gardens are mainly lawned and offer a good degree of privacy. NO CHAIN. Energy Rating - D (64)

Price £210,000

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- Well presented end mews
- Lounge, dining room
- En-suite shower room
- Gardens to front and rear
- Highly sought after location
- Fitted kitchen, conservatory
- Bathroom
- Canopy porch, hallway
- Two double bedrooms
- Private driveway, garage

LOCATION

DIRECTIONS

ON THE GROUND FLOOR

HALLWAY

LOUNGE

12'6 x 12'2

CLOAKS/W.C

DINING ROOM

9'8 x 9'7

KITCHEN

10'4 x 9'7

CONSERVATORY

12'1 x 5'9

ON THE FIRST FLOOR

LANDING

BEDROOM ONE

13'8 x 9'9

EN-SUITE

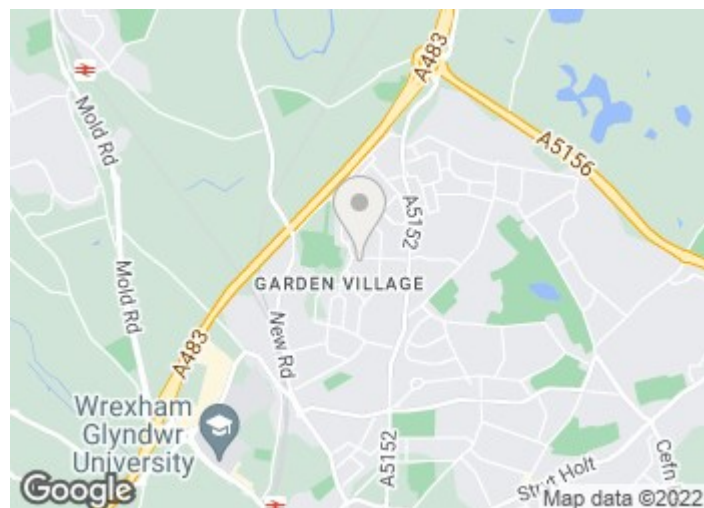
BEDROOM TWO

12'2 x 9'6

BATHROOM

OUTSIDE

COUNCIL TAX BAND - D



[Directions](#)





Floor Plan



Ground Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	