



**Green Gables**

Wrexham | | LL11 6EU

**£340,000**

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT



# Green Gables

Wrexham | | LLI | 6EU

Located on a quiet no-through road close to Moss Valley Country Park, this impressive three double bedroom detached bungalow is offered for sale with the added benefit of no onward chain. The property has undergone a comprehensive scheme of improvements in recent years, including a new roof, resin driveway, electric garage doors and beautifully landscaped gardens with composite decking and fencing, creating a modern and low-maintenance home ready to move straight into. In brief, the spacious accommodation comprises generous inner hallways, a well-appointed kitchen/breakfast room with adjoining store/cloak area, a spacious living room, separate dining room, three double bedrooms and a contemporary shower room. Externally, the property continues to impress with a double garage, driveway providing parking for two to three vehicles, landscaped front garden and a tiered rear garden with a variety of seating areas. The home also benefits from owned solar panels with battery storage, improving energy efficiency and offering future income potential. Green Gables is situated on Pendwll Road in Moss, a sought after semi-rural location popular for its scenic surroundings, countryside walks and close proximity to Moss Valley Country Park and golf course. A range of local amenities can be found nearby including shops, schools, eateries and medical facilities, while Wrexham City Centre is just a short drive away offering a wider selection of retail and leisure facilities. The area is well connected via the A483 for commuting to Chester, Oswestry and further afield, while regular public transport routes provide convenient access into Wrexham and surrounding villages.

- THREE DOUBLE BEDROOM DETACHED BUNGALOW
- GENEROUS AND VERSATILE LIVING ACCOMODATION
- SPACIOUS LIVING ROOM AND DINING ROOM
- KITCHEN/BREAKFAST ROOM
- MODERN THREE SHOWER ROOM
- RESIN DRIVEWAY
- DOUBLE GARAGE WITH ELECTRIC DOORS
- LANDSCAPED GARDENS AND DECKING
- NO ONWARD CHAIN
- SOUGHT AFTER LOCATION CLOSE TO MOSS VALLEY



### **Kitchen/Breakfast Room**

UPVC double glazed door leads into a spacious kitchen/breakfast room, housing a range of wall, drawer and base units with complimentary work surface over incorporating a breakfast bar. Space for all appliances including fridge-freezer, cooker and washing machine. 1.5 composite sink unit with mixer tap over. Wooden laminate flooring, two ceiling light points and uPVC double glazed window to the rear elevation. Hallway with radiator, wall lighting, door to store and bathroom. Window and door into the dining room.

### **Store/Cloaks**

Generous sized store room with light, shelving and power sockets.

### **Dining Room**

Spacious dining room presently split into dining/library area with two uPVC double glazed windows to the front and side elevation. UPVC double glazed door onto the decking. Exposed stone electric fireplace with slate shelving and hearth. Wooden laminate flooring, ceiling light point, two panelled radiators and glazed wooden doors to the inner hallway.

### **Living Room**

Another generous sized reception room with two uPVC double glazed windows to the front and side elevation. Exposed brick gas fireplace with slate shelving and hearth. Wooden laminate flooring, ceiling light point, two wall lights, two panelled radiators and arch shaped wooden glazed doors to inner hallway.

### **Inner Hallway**

Inner hallway with stained glass window to the front elevation, wooden laminate flooring, access to loft

with pull-down ladder, ceiling light point, wall light, radiator and doors into three bedrooms.

### **Bedroom One**

UPVC double glazed window to the rear elevation. Housing a range of fitted wardrobes with dressing table. Wooden laminate flooring, ceiling light point and panelled radiator.

### **Bedroom Two**

UPVC double glazed window to the rear elevation. Carpet flooring, ceiling light point and panelled radiator.

### **Bedroom Three**

UPVC double glazed window to the rear elevation. Carpet flooring, ceiling light point and panelled radiator.

### **Bathroom**

Modern three piece bathroom suite comprising of low-level WC, wash hand basin set on a vanity unit and an enclosed dual hose mains shower cubical. Chrome heated towel rail, LVT flooring, tiled walls, recessed LED lighting, extractor and uPVC double glazed window to the rear elevation.

### **Garage**

Impressive double garage with two electric up and over doors, power, lighting, wall-mounted combination boiler and solar power batteries.

### **Outside**

Double wrought iron gates open onto a spacious resin driveway providing ample off-road parking and access to the integral garage. To the side of the property there is a useful storage area to the right and gated access leading around the home to the left. The main garden area is positioned to the front and has been thoughtfully landscaped with ease of





maintenance in mind, featuring a composite decked seating area, artificial lawned garden, decorative stone and a variety of established shrubs and planting. Composite fencing surrounds the garden, offering an excellent degree of privacy and security. To the rear of the property, a pathway and steps rise to an elevated paved seating area, ideal for enjoying the surrounding outlook. The rear garden is arranged over tiers with decorative stone, mature shrubberies and attractive stone walling, creating a low-maintenance yet characterful outdoor space.

#### **Additional Information**

The property has undergone a number of significant improvements in recent years, including a new roof fitted to both the house and garage in 2020. In 2021, the exterior was further enhanced with the installation of a resin driveway, composite decking, artificial lawn and electric garage doors, creating a stylish and low-maintenance outdoor space. The home also benefits from owned solar panels with battery storage, offering improved energy efficiency and the potential for an income through excess energy generation, subject to the purchaser arranging a suitable tariff agreement. Additionally, there is an electric vehicle charging point installed to the front of the property.

The boundary fencing has been designed so that the height can be adjusted if desired. A selection of furniture may also be available by separate negotiation.

#### **Important Information**

**MONEY LAUNDERING REGULATIONS 2003** Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.







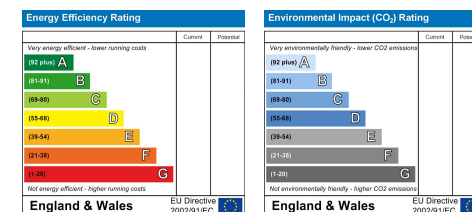


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