



Wynford

Moss | Wrexham | LL11 6EP

Offers In The Region Of £200,000

MONOPOLY
BUY ■ SELL ■ RENT

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"NO CHAIN"

Welcome to this charming semi-detached dormer bungalow located on Cerney Road in the picturesque Moss area of Wrexham. This property boasts a spacious reception room, perfect for relaxing with family and friends. With three lovely excellent sized bedrooms, there's ample space for a growing family or guests, with the option to potentially convert to a four bedroom property. The house features a wet room style shower room, ensuring convenience for all residents. One of the standout features of this property is the ample parking space available on the front drive and in the integral garage, a rare find in many homes. This means you'll never have to worry about finding parking after a long day out or when guests come to visit. To the rear is a generous garden enjoying spectacular far reaching views.

Nestled in a peaceful neighbourhood, this house offers a tranquil retreat from the hustle and bustle of everyday life. The surrounding area provides a sense of community and safety, making it an ideal place to call home. There are scenic woodland walks, excellent transport links and Moss Valley Golf Course within close proximity. Don't miss out on the opportunity to own this delightful property in Moss. Book a viewing today and envision the possibilities of making this house your own.

- A THREE BEDROOM SEMI DETACHED DORMER BUNGALOW
- DECEPTIVELY SPACIOUS
- SOUGHT AFTER AREA ON NO THROUGH ROAD
- UNBROKEN VIEWS TO THE CHESHIRE PLAIN
- DOWNSTAIRS WC
- TWO FURTHER BEDROOMS TO FIRST FLOOR
- NO CHAIN
- OFF ROAD PARKING AND GARAGE
- GENEROUS REAR GARDEN
- GROUND FLOOR BEDROOM



Hallway

Upvc front door, wood effect flooring, stairs to first floor, doors to lounge, kitchen and ground floor bedroom.

Kitchen/Breakfast Room

Fitted range of wall and base units, complementary worktops, stainless sink drainer, spaces for washing machine, cooker, gas boiler, tiled splash back, windows to rear and side, door to conservatory.

Living Room

Carpet, patio doors to rear garden, gas fire with tiled surround, understairs cupboard.

Ground Floor Bedroom/Dining Room

Carpet, window to front, fitted wardrobes.

Conservatory

Polycarbonate roof, tiled floor, patio doors to side, upvc door to other side, door to wc.

WC

With toilet, hand wash basin, tiled floor, window to side.

First Floor Landing

Carpet, doors to two bedrooms and bathroom, loft access, airing cupboard with shelves and water tank.

Bedroom One

Carpet, two windows to rear with far reaching views, window to side, very spacious with potential to divide to create an extra bedroom or en suite bathroom subject to building regulations approval.

Bedroom Two

Double bedroom with carpet, windows to front and side.

Shower Room

Wet room style shower room, electric shower, hand wash basin, wc, vinyl flooring, window to side, tiled walls, extractor.

Garage

Integral garage with up and over door.

Outside

Rear garden - Patio adjacent rear of the property, steps down to lawn, mature shrubs, wonderful far reaching views to rear aspect, timber garden store.

Front drive with gates opening to parking area with space for three cars, lawn to side, raised planter.

IMPORTANT INFORMATION

*Material Information interactive report available in video tour and brochure sections. *

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.

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage

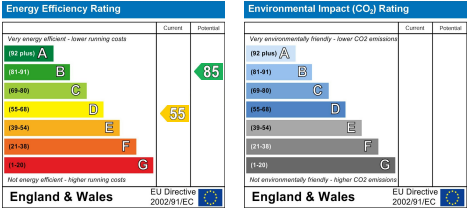


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