



8

Wrexham | | LL13 7HF

£209,000

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# 8

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Situated close to Wrexham city centre and the picturesque Erddig National Trust estate, this two bedroom semi-detached bungalow is offered for sale with the added benefit of no onward chain. In brief, the accommodation comprises an entrance hallway, kitchen/breakfast room with useful pantry, living room, two double bedrooms and a shower room.

Externally, the property benefits from a detached garage and a spacious driveway providing off-road parking to the front and side. To the rear is a block paved, low-maintenance garden area.

Tudor Road is conveniently located within walking distance of Wrexham city centre, where a wide range of shops, eateries, leisure facilities and public transport links can be found. The beautiful parkland of Erddig National Trust is also nearby, offering scenic countryside walks. The A483 is just a short drive away, providing excellent road links to Chester, Oswestry and the wider North West.

- TWO BEDROOM SEMI-DETACHED BUNGALOW
- NO ONWARD CHAIN
- ENTRANCE HALLWAY
- KITCHEN/BREAKFAST ROOM WITH PANTRY
- LIVING ROOM
- DOUBLE BEDROOMS
- ADAPTED WET-ROOM
- DETACHED GARAGE AND DRIVEWAY
- LOW MAINTENANCE BLOCK PAVED GARDEN TO REAR
- CLOSE TO WREXHAM CITY CENTRE



### Entrance Hall

UPVC double glazed door leads into entrance hallway with original parquet flooring, two ceiling light points, access to loft, doors to reception rooms, bedrooms and bathroom.

### Kitchen/Breakfast Room

Housing a range of wall, drawer and base units designed at low-level for wheelchair use, with complimentary work surface over incorporating a stainless steel sink unit. Pantry with window to the side and wall mounted boiler. Space for appliances, plumbing for washing machine, storage cupboard, fireplace alcove, vinyl flooring, ceiling light point, wooden door to the side and wooden windows to the rear.

### Living Room

UPVC double glazed window to the front elevation. Parquet flooring, fire with wooden surround, panelled radiator and ceiling light point.

### Bedroom One

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

### Bedroom Two

Wooden window to the rear. Carpet flooring, panelled radiator and ceiling light point.

### Shower Room

Wet-room style shower room with low-level WC, floating wash hand basin and walk in mains shower. Fully tiled walls, extractor, panelled radiator, ceiling light point and wooden frosted window to the rear.

### Garage

Detached from the bungalow with up and over door, window and additional side access door.

### Outside

The bungalow is set on a generous plot with tarmacadam driveway running along the front and side of the home. To the rear is a low maintenance block paved garden area with decorative stones and an apple tree to the borders along with fence panels for security and privacy.

### 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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Ground Floor Building 1

Approximate total area<sup>(1)</sup>

735 ft<sup>2</sup>  
68.3 m<sup>2</sup>

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Ground Floor Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

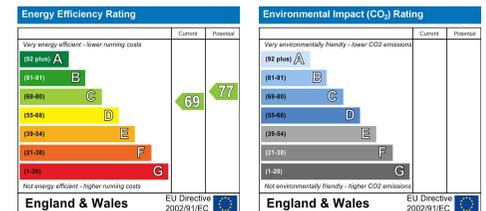
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