



8

Wrexham | | LL11 2HB

£209,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



8

Wrexham | | LLI | 2HB

Located in the tranquil cul-de-sac of Crathie Place, Wrexham, this charming semi-detached bungalow offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The spacious layout allows for a seamless flow between the living areas, creating a warm and welcoming atmosphere. The garden room, a standout feature of this bungalow, provides a serene space to relax.

The property benefits from gas central heating, ensuring warmth and comfort throughout the year. The sought-after location adds to the appeal, offering a sense of community while remaining conveniently close to local amenities and transport links.

For those with vehicles, the property boasts parking for two to three cars, a rare find in such a desirable area. This semi-detached bungalow is not just a home; it is a lifestyle choice, combining modern living with the charm of a quiet neighbourhood.

In summary, this two-bedroom bungalow on Crathie Place is a wonderful opportunity for anyone looking to settle in Wrexham. With its spacious reception rooms, garden room, and ample parking, it is a property that truly deserves your attention.

- TWO BEDROOM SEMI DETACHED EXTENDED BUNGALOW
- TWO RECEPTION ROOMS
- SOUGHT AFTER AREA
- CUL DE SAC LOCATION
- GAS CENTRAL HEATING
- NO CHAIN
- GARAGE AND OFF ROAD PARKING



ACCOMMODATION TO GROUND FLOOR

The property is accessed via a UPVC Double glazed and frosted door which leads into the entrance hallway.

ENTRANCE HALLWAY

With laminate flooring, single panel radiator, doors off to the bedroom and lounge.

LOUNGE

With UPVC Double glazed patio doors opening to the garden room, carpeted flooring, Adam style fire surround with tiled back drop and hearth with gas fire inset.

GARDEN ROOM

With UPVC Double glazed French style doors to the rear garden, single panel radiator, carpeted flooring, doorway to the kitchen

KITCHEN/ UTILITY/ SITTING AREA

Comprising of a range of wall and base cupboards with complementary worktop surfaces with built in four ring gas hob, electric oven/ grill and extractor hood above, sink unit with mixer tap, wall mounted gas central heating boiler, double panel radiator, laminate flooring, squared archway to utility/ sitting area.

In Utility Area: Worktop surface with plumbing for washing machine beneath, Tiled floor.

Sitting Area: UPVC Double glazed French doors to the rear garden and single panel radiator.

WET ROOM

With shower enclosure with screen, wash hand basin, low level w.c., fully tiled walls, UPVC Double glazed frosted window to the side and extractor fan.

BEDROOM ONE

With UPVC Double glazed window to the front with single panel radiator beneath

STUDY

With UPVC Double glazed window to the front with double panel radiator beneath, laminate flooring, staircase rising off to the first floor bedroom.

FIRST FLOOR LANDING

With door leading to bedroom.

BEDROOM TWO

With window to the ceiling, two single panel radiators, carpeted flooring, UPVC Double glazed window to the side.

EN SUITE TOILET

Comprising of low level w.c, pedestal wash hand basin, extractor fan.

OUTSIDE TO THE FRONT

The property is accessed via driveway to the front left hand side offering off road parking for two to three vehicles and which leads to the garage. The front is block paved and has panel enclosed fencing to adjoining property and floral borders.

OUTSIDE TO THE REAR

The rear garden is paved for easy maintenance and has panel enclosed fencing to the boundaries.

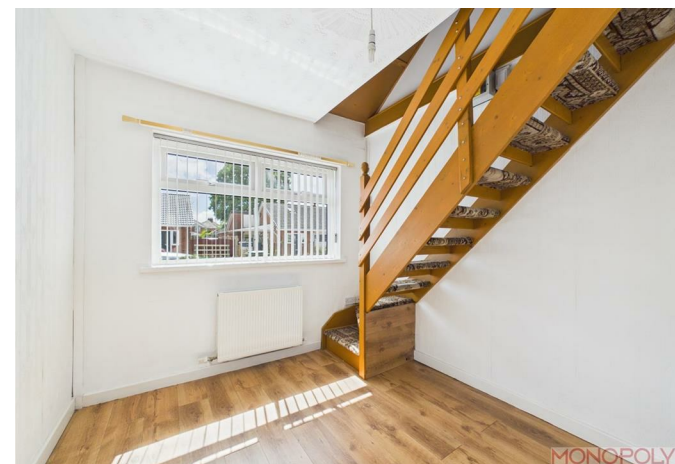
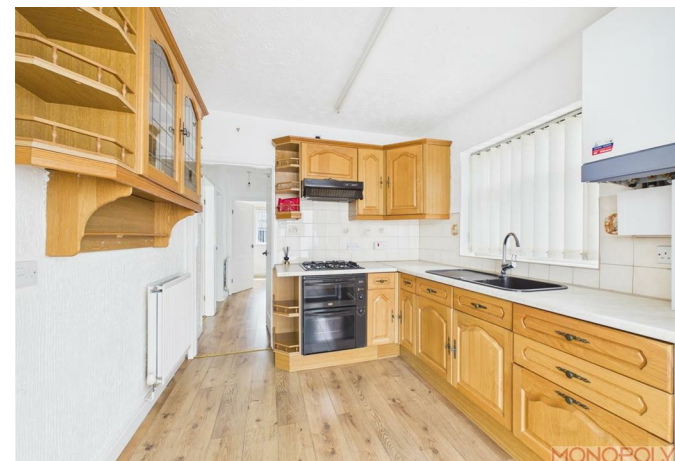
IMPORTANT INFORMATION

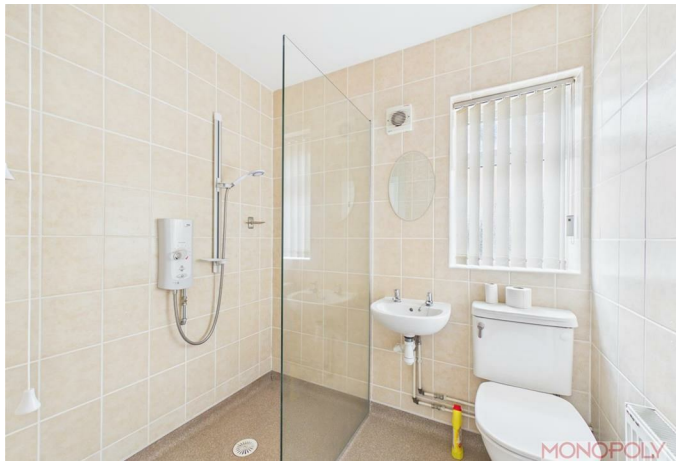
MONEY LAUNDERING REGULATIONS 2003

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.

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 PETE on 07907 419605 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

ADDITIONAL INFORMATION

Please see Key Facts for buyers in Web Link.

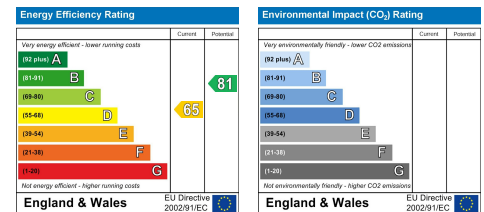


Approximate total area⁽¹⁾	1094 ft ² 101.6 m ²
Reduced headroom	67 ft ² 6.2 m ²
(1) Excluding balconies and terraces	
Reduced headroom	Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.	
GIRAFFE360	

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