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Wrexham || LL11 2DE

Offers In The Region Of £325,000

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Situated within easy reach of Wrexham City Centre is this well-maintained two-bedroom detached bungalow, offered to the market with the benefit of no onward chain. The internal accommodation briefly comprises an entrance porch, hallway, spacious lounge, kitchen/dining room, modern shower room, and two double bedrooms - one of which offers direct access to the rear garden. A bright and airy sun room provides an additional living space with views over the garden. Externally, the property features wrap-around access, a block-paved driveway providing off-road parking for multiple vehicles, a detached garage, and beautifully kept gardens to both the front and rear. Weston Drive is ideally located for access to a wide range of amenities within Wrexham City Centre, including supermarkets, medical facilities, retail outlets, cafés, and public transport links. The area is also well placed for access to the A483, providing excellent connectivity to Chester, Oswestry and beyond.

- TWO BEDROOM DETACHED BUNGALOW
- ENTRANCE HALLWAY
- SPACIOUS LIVING ROOM
- KITCHEN/DINING AREA
- SUN ROOM
- MODERN AND SPACIOUS SHOWER ROOM
- DRIVEWAY FOR MULTIPLE VEHICLES
- GARAGE
- GARDENS TO FRONT AND REAR
- CONVENIENT LOCATION CLOSE TO CITY CENTRE



Entrance Porch

UPVC double glazed frosted door with two frosted side panels and stained glass leading into entrance porch with tiled floor. Additional uPVC double glazed door with frosted side panels leading into entrance hallway.

Entrance Hall

Original parquet flooring, ceiling light point, coved ceiling, panelled radiator, hard wired security panel, doors into living room, kitchen/dining, shower room and bedrooms.

Living Room

UPVC double glazed window to the front elevation with vertical blinds. Aluminium sliding doors to the side elevation opening to courtyard area. Gas fire with marble back, hearth and wooden surround. Carpet flooring, ceiling light point, two wall lights, coved ceiling and panelled radiator.

Kitchen/Dining Room

Housing a range of wall, drawer and base units with complimentary work surface over. Integrated appliances to include four ring gas hob with stainless steel splash-back and extractor hood over, eye-level "stoves" dual oven and grill with self-clean feature. Space for fridge freezer, plumbing for washing machine and dishwasher. 1 1/2 stainless steel sink unit with mixer tap over. Wall mounted gas boiler, tiled flooring and splash-back tiles, two ceiling light points and space for dining table. UPVC double glazed window over-looking the garden area along with a uPVC double glazed door and side panel leading to the garden area. UPVC double glazed frosted door leading into the sun room.

Sun Room

Brick built with polycarbonate roof. Dual aspect

uPVC double glazed windows to the rear and side elevations with roller blinds. French style doors opening to garden areas. Wooden laminate flooring, panelled radiator and ceiling light point with fan.

Bedroom One

UPVC double glazed window to the front elevation with vertical blinds. Fitted with a range of wardrobes with clothing rails, shelving and mirrored sliding doors. Wooden laminate flooring, ceiling light point and panelled radiator.

Bedroom Two

UPVC double glazed door leading onto the garden area with side panel. Access to loft, wooden laminate flooring, panelled radiator and ceiling light point.

Shower Room

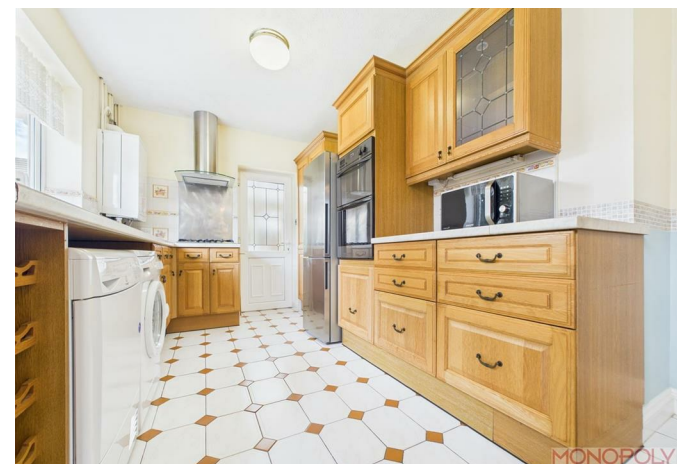
Modern bathroom adapted for limited mobility with walk in mains shower and glass screen, wash hand basin sat in a vanity unit with mixer tap and low-level WC. Additional vanity storage cupboard with work surface over. Fully tiled walls and flooring. Recessed LED lighting, radiator plus heated towel rail, extractor, fitted vanity mirror with shave point inside and uPVC double glazed window to the rear elevation.

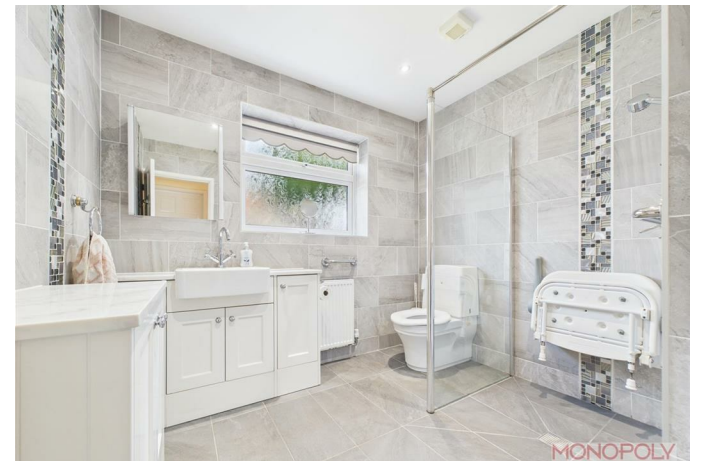
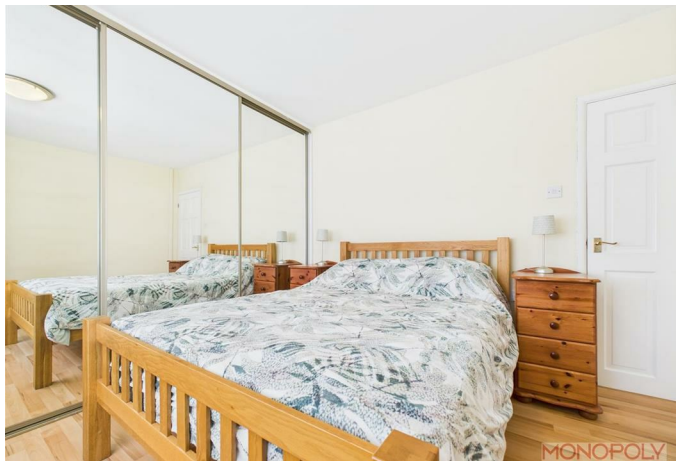
Garage

Electric up and over door, power and lighting. Pedestrian access door to rear.

Outside

The property occupies a generous corner plot and benefits from extensive outdoor space. To the front, double wrought iron gates open onto a block-paved driveway with ample parking for multiple vehicles, alongside a well-kept lawn and block-paved path leading to the main entrance. A timber gate to the right provides access to a private courtyard area,





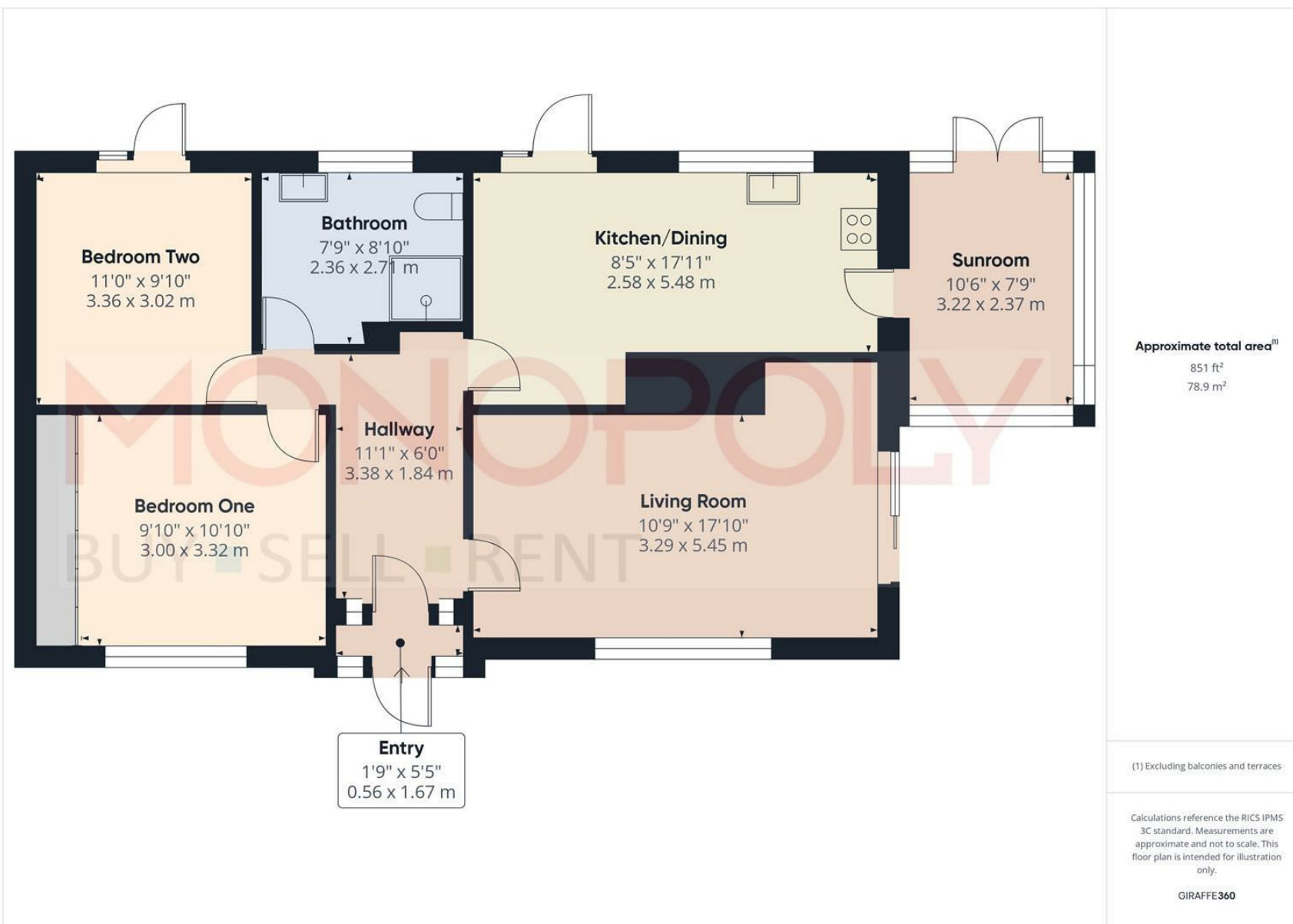
ideal for bin or shed storage. To the left, double timber gates open onto a further enclosed block-paved area with garden shed and additional parking potential. The rear garden is predominantly laid to lawn with a shaped patio walkway, bordered by established flower beds and a well-stocked rockery feature with mature shrubs. A PVC outdoor storage unit is discreetly positioned to the side, along with an outside tap and lighting. The garden is enclosed by a combination of decorative fencing and brick boundary walls, offering both privacy and an attractive backdrop.

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.



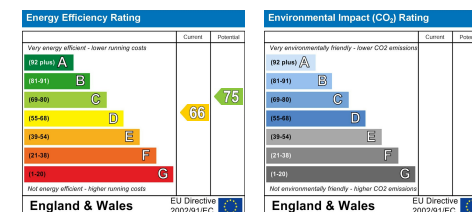


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