



## Briarwood

Cefn-Y-Bedd | Wrexham | LL12 9UW

£230,000

**MONOPOLY**<sup>®</sup>

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Located in the charming area of Cefn-Y-Bedd, Wrexham, this delightful Three-Bedroom semi-detached dormer Bungalow offers a perfect blend of comfort and convenience. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests.

The well-appointed bedrooms are designed to accommodate families or those seeking extra space for guests or a home office. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this bungalow is the off-road parking, which comfortably accommodates at least three vehicles, a rare find in many properties. This feature adds to the overall appeal, making it an ideal choice for families or individuals with multiple vehicles.

Situated in a great location, this property is well-connected to local amenities and transport links, making daily life both easy and enjoyable.

We highly recommend viewing this lovely bungalow to fully appreciate its charm and potential. Whether you are looking for a family home or a peaceful retreat, this property is sure to meet your needs. Don't miss the opportunity to make this wonderful bungalow your new home.

- THREE BEDROOM SEMI DETACHED
- DORMER STYLE BUNGALOW
- TWO RECEPTION ROOMS
- OFF ROAD PARKING FOR AT LEAST THREE VEHICLES
- GOOD SIZED GARDEN TO THE REAR
- UTILITY ROOM
- VIEWING RECOMMENDED
- GAS CENTRAL HEATING
- FAMILY ROOM



## ACCOMMODATION TO GROUND FLOOR

The property is accessed via a composite double glazed and frosted door with matching frosted window, which leads into the Entrance Porch.

## ENTRANCE PORCH

Which has a tiled floor, part glazed panelled door to Hallway.

## HALLWAY

With staircase rising off to the first floor accommodation, tiled floor, radiator, and doors off to the lounge and kitchen.

## LOUNGE

A lovely space with a UPVC Double glazed window to the front elevation, also and a UPVC Double glazed window to the side, Feature laminate flooring, a woodburning fire set in a recessed fireplace provides a central point for the room. Squared archway leads into the Dining Room/ Living room.

## DINING ROOM AREA

Featuring Feature UPVC Double glazed sliding doors the rear garden, Feature Laminate wood flooring continues from the front room, radiator.

## KITCHEN

Fitted with cream wall, base and drawer units, with complementary worktop surfaces, incorporating an impressive black sink unit with spray mixer tap, built in four ring gas hob with canopy extractor hood, Integral fridge freezer, breakfast bar, brick style tiled splashbacks, built in double oven/grill, built in microwave, tiled flooring, UPVC Double glazed window overlooking the rear garden. There is also a glazed panel door giving access to the utility room.

## UTILITY ROOM

With plumbing for washing machine, worktop

surface, UPVC Double glazed door and windows to the rear garden.

## FAMILY ROOM

Currently being used as a gym, this is a multi use room that has been an office and could be utilised as a bedroom as well. With laminate flooring, UPVC Double glazed window to the front, storage cupboard.

## FIRST FLOOR LANDING

With UPVC Double glazed window to the front and doors off to the bedrooms and bathroom.

## BEDROOM ONE

With UPVC Double glazed window overlooking the rear garden, deep storage to the eaves, extending back back which acts as a walk-in dressing area. Access to the loft space, modern vertical radiator, laminate wood effect flooring.

## BEDROOM TWO

With UPVC Double glazed window overlooking the rear garden, wood effect laminate flooring and storage to the eaves.

## BEDROOM THREE

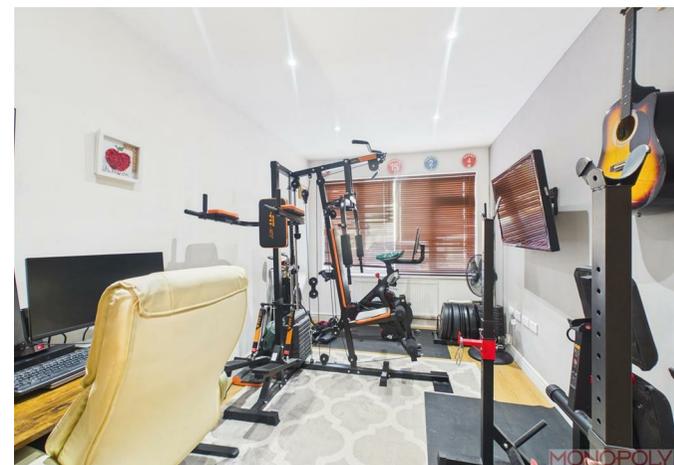
With UPVC Double glazed window to the front elevation, with radiator beneath, storage to the eaves, carpeted flooring,

## FAMILY BATHROOM

Comprising of a panel enclosed bath with shower over, Dual flush low level w.c., wash hand basin set in a vanity unit, UPVC Double glazed and frosted window to the rear, modern vertical radiator, tiled walls.

## OUTSIDE TO THE FRONT

The property has a spacious driveway with parking





for at least three vehicles, gated access to the right hand side leads to the path which extends to the rear garden.

#### **OUTSIDE TO THE REAR**

The garden has a good sized paved patio/sitting area which leads to the lawned garden which has wooden fencing to the boundary.

The garden backs onto a woodland outlook which gives it privacy and the benefit of having no properties behind you.

#### **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.



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
1145 ft<sup>2</sup>  
106.5 m<sup>2</sup>

(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.

GIRAFFE360

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Target		Current	Target
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-91) A			(81-91) A		
(81-91) B			(61-80) B		
(69-80) C			(41-60) C		
(55-68) D			(21-40) D		
(39-54) E			(11-20) E		
(21-38) F			(1-10) F		
(1-20) G			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating: 71 (Current), 77 (Target)



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