



10

Wrexham || LL11 2DF

£225,000

**MONOPOLY**  
BUY ■ SELL ■ RENT





# 10

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Situated on the popular Clarendon Avenue, this three-bedroom detached bungalow is offered to the market with no onward chain. Spacious and versatile, the property provides an excellent opportunity for modernisation and improvement, making it ideal for those wishing to create a home tailored to their own style. The accommodation briefly comprises an entrance hallway, a generous living/dining room, kitchen, and a sunroom/utility. There are three double bedrooms, a family bathroom, and a loft storage room. Externally, the property enjoys a decorative stone garden to the front, a block-paved driveway running alongside the home, and a good-sized lawned rear garden. The detached garage is currently separated into a workshop and garden store, offering additional functionality. Clarendon Avenue is located within easy reach of a wide range of amenities, including shops, supermarkets, schools, and leisure facilities. Wrexham City Centre is just a short drive away, providing further retail, cultural, and dining options. Excellent transport links are available via the A483, giving direct access to Chester, Oswestry, and the wider North West. Local bus routes also serve the area, and nearby stations at Wrexham General and Wrexham Central provide convenient rail connections.

- THREE BEDROOM DETACHED BUNGALOW
- REQUIRES MODERNISATION
- ENTRANCE HALLWAY
- LOUNGE/DINING AREA
- KITCHEN WITH SEPARATE UTILITY/SUNROOM
- DOUBLE BEDROOMS
- LOFT STORAGE ROOM
- DETACHED STORE/WORKSHOP/GARAGE
- GARDENS TO FRONT AND REAR/DRIVEWAY
- NO ONWARD CHAIN



### Entrance Hall

UPVC double glazed door leads into spacious entrance hallway. Cloakroom cupboard housing pegs, electric box and meters. Access to loft storage room with pull-down ladder. Cupboard with boiler and shelving. Finished with two ceiling light point, panelled radiator, carpet flooring, doors to living/dining room, kitchen, bathroom, bedrooms and sunroom.

### Living/Dining Room

Two uPVC double glazed windows to the front and side elevation. Fire with surround. Two panelled radiators, two ceiling light points and carpet flooring.

### Kitchen

Housing a range of wall, drawer and base units with work surface over. Integrated appliances to include fridge-freezer, oven, gas hob and extractor over. Space and plumbing for dishwasher. Stainless steel sink unit with mixer tap. Finished with recessed LED lighting, panelled radiator, wooden laminate flooring, splash-back tiles, uPVC double glazed window to the rear and uPVC door to the side.

### Sunroom/Utility

Brick built sunroom with uPVC double glazed windows and door to rear garden. Space and plumbing for washing machine, power sockets, panelled radiator and wall lights.

### Bedroom One

UPVC double glazed window to the rear elevation. Fitted wardrobes with rail and shelving. Carpet flooring, ceiling light point and panelled radiator.

### Bedroom Two

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

### Bedroom Three

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

### Bathroom

Three piece suite comprising WC, panelled bath with shower and pedestal wash hand basin. Tiled floor, recessed lighting, panelled radiator and frosted window to rear.

### Loft Storage Room

Window, carpet flooring, shelving, lighting and panelled radiator.

### Garage/Workshop

The garage is split into two sections. Double timber doors lead to a store area with block paved flooring, lighting and power. The rear garage is accessed via double glazed sliding doors plus additional wooden door. There is power and lighting throughout.

### Outside

To the front elevation there is a decorative stone front garden area with gates leading to block paved driveway which runs alongside the property. To the rear there is access to the garage/workshop and a lawned garden area with fence panels, laurel hedging and walls to the boundary.

### 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.

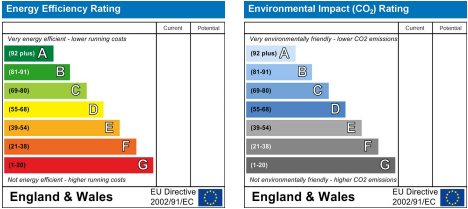








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