



## Fairway Gardens, Wrexham LL11 4XB

### £235,000

Situated in the popular residential area of Gwersyllt, this well-presented two double bedroom detached bungalow is offered for sale and provides comfortable, well-proportioned accommodation ideal for downsizers or those seeking single-storey living. In brief, the property comprises an entrance hallway with useful storage, a spacious living/dining room featuring a modern media wall, a newly fitted kitchen, two double bedrooms both benefiting from built-in storage, and a newly fitted family bathroom. Externally, the property benefits from a garage, a generous driveway and decorative stone frontage, while the rear garden has been attractively landscaped to include a lawned garden, timber shed and greenhouse, offering a pleasant and private outdoor space. Fairway Gardens is a quiet cul-de-sac within Gwersyllt, a well-established village offering a wealth of local amenities all within walking distance, including shops, supermarkets, schools, medical facilities and leisure amenities. The area also benefits from nearby countryside and woodland walks, while excellent transport links are available, including a local train station, regular bus services and easy access to the A483, providing convenient routes into Wrexham city centre and further afield.

- TWO BEDROOM DETACHED BUNGALOW
- ENTRANCE HALLWAY WITH STORAGE
- NEWLY FITTED KITCHEN
- DOUBLE BEDROOMS WITH FITTED WARDROBES
- LANDSCAPED GARDEN
- QUIET CUL-DE-SAC LOCATION
- SPACIOUS LIVING/DINING AREA WITH MEDIA WALL
- NEWLY FITTED BATHROOM SUITE
- GARAGE AND DRIVEWAY
- POPULAR RESIDENTIAL LOCATION OF GWERSYLLT



## Entrance Hall

Wooden glazed door leads into 'U' shaped entrance hall with two storage cupboards - one housing combination boiler and the other with shelving, panelled radiator, ceiling light point, doors to living area, bedrooms and bathroom.

## Living/Dining Room

Spacious living area with wooden double glazed window to the rear and sliding door to garden area. Built in media wall with shelving, electric fire and space for television, cushioned flooring, two panelled radiators, two ceiling light points, space for dining table and opening into kitchen.

## Kitchen

Newly fitted kitchen housing a range of wall, drawer and base units with complimentary work surface over. Integrated appliances to include dishwasher, fridge freezer, electric oven, hob and modern tilted extractor over. Space for washing machine. Stainless steel sink unit with mixer tap over, tiled flooring, recessed LED lighting, wooden double glazed window and door to the side.

## Bedroom One

Wooden double glazed window to the front elevation, fitted with a range of wardrobes, carpet flooring, ceiling light point and panelled radiator.

## Bedroom Two

Wooden double glazed window to the front elevation, fitted with a range of wardrobes, carpet flooring, ceiling light point and panelled radiator.

## Bathroom

Newly fitted three piece suite comprising pedestal wash hand basin, low-level WC and panelled bath with mains shower over. Tiled flooring, chrome heated towel rail, recessed LED lighting, fitted vanity unit and wooden double glazed frosted window to the side.

## Garage

Up and over door, power, lighting, additional access door and window to the rear.

## Outside

The bungalow is set on a generous plot with a decorative stone and tarmacadam driveway to the front. There is access either side of the property via gates. The rear garden is a pleasant area comprising of a patio area, steps lead up to a lawned garden area where there are established shrubberies and a timber shed with power. Additionally there is a greenhouse, outside tap, lighting, hedging and fencing to the boundary offering a good level of security and privacy.

## Additional Information

The property has had some renovation work completed to include a media wall being installed, new kitchen, new bathroom, landscaped garden, new electrics in the garage and new recessed LED and lighting throughout the hallway, kitchen bathroom and living areas. Please note there is still some plastering work to be completed in the kitchen that the present owners are arranging. The boiler is a combination boiler and is located in the cupboard in the hall.

## 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.

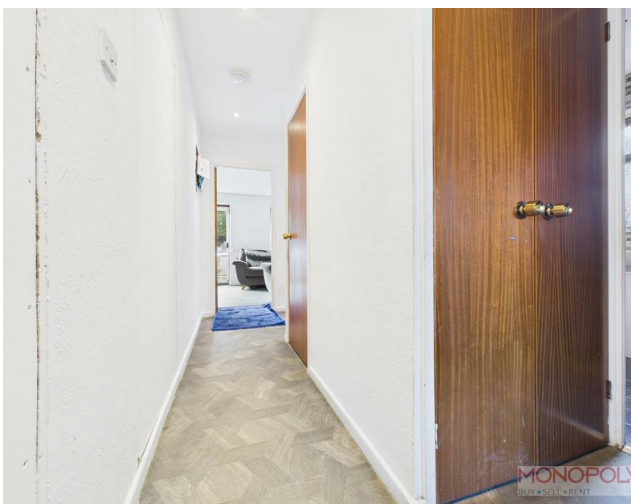
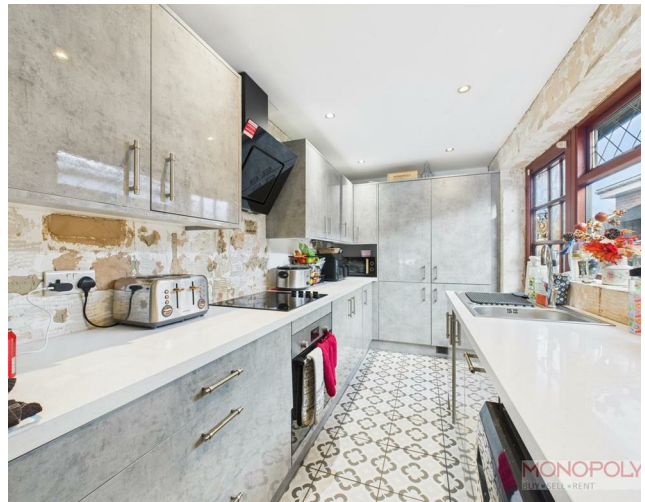
**THE PROPERTY MISDESCRIPTIONS ACT 1991**  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information



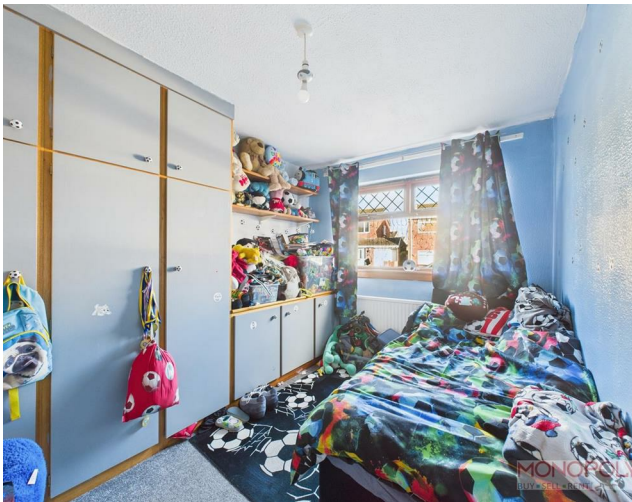
supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are 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.





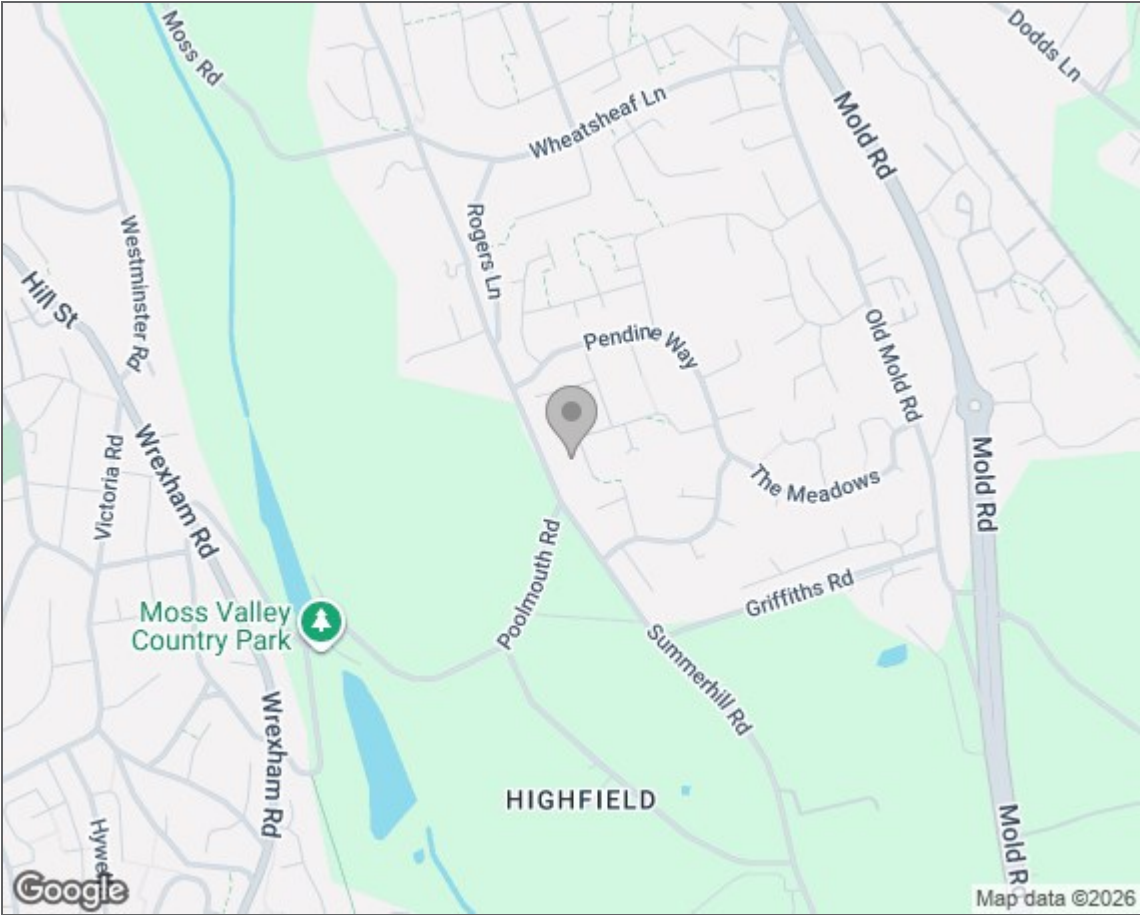












Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C	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

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