



234

Wrexham | LL13 9EE

£395,000

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An exemplary 2/3 bedroom detached bungalow offering immaculately presented and versatile living accommodation throughout and conveniently located on the outskirts of Wrexham city centre. This unique and beautifully appointed bungalow offers 2 bedrooms with en-suites, large central kitchen/dining room, lounge and a dining room/bedroom 3 internally and externally is a generous, well maintained rear garden and an extensive gravel driveway to the front providing ample off road parking. Situated on the outskirts of Wrexham city centre there are a wealth of local amenities close to hand including schools, shops, Acton park and has excellent road access for commuting and to Wrexham industrial estate.

**VIEWING HIGHLY RECOMMENDED.**

- An exemplary 2/3 bedroom detached bungalow
- Immaculately presented throughout
- Well appointed and spacious kitchen/dining room
- 2 Bathrooms
- Versatile living accommodation
- Large, beautifully maintained rear garden
- Extensive gravel driveway
- Outskirts of Wrexham city centre



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## Hallway

With attractive oak doors into the bedrooms, opening into the kitchen/dining room.

## Kitchen/Dining Room

The real heart of the home, being spacious and superbly appointed and offering a comprehensive range of white gloss, wall, drawer and base units, ample wood effect work surfaces with inset sink and drainer, central island incorporating a breakfast bar and units under, built in electric oven and grill, 4 ring gas hob with extractor fan over, integrated dishwasher, washing machine and fridge/freezer, concealed wall mounted gas combination boiler, double glazed window to the side, french doors off to the rear garden, double oak glass panelled doors into the lounge and oak door into the Jack and Jill bathroom.

## Lounge

Immaculately presented with double glazed french doors off to the rear garden, carpeted flooring, oak door opening into the dining room/bedroom 3.

## Dining Room/Bedroom 3

A versatile room, currently being used as a dining room but could also be used as a bedroom, with carpeted flooring, double glazed french doors off to the rear garden.

## Principal Bedroom

A spacious and beautifully presented bedroom with a double glazed window to the front and one to the side, carpeted flooring, oak door into a Jack and Jill Bathroom.

## Jack & Jill Bathroom

Accessed off the principal bedroom and the kitchen/dining room and offering a 4 piece suite comprising of a low level w.c with concealed cistern,

wash hand basin with vanity unit under, large walk in shower cubicle with dual shower head, bath, fully tiled walls, tiled flooring, 2 double glazed windows, over door air heater.

## Bedroom 2

A good size bedroom, well presented with a double glazed window to the front, carpeted flooring, oak door to an en-suite shower room.

## En-Suite

Well appointed with a low level w.c with concealed cistern, wash hand basin with vanity unit under, large walk in shower, tiled flooring, double glazed window, tiled walls

## Rear Garden

An impressive feature to this property is the wonderful, well maintained, generous and south facing rear garden. There is an extensive porcelain paved patio leading on to a good size lawned garden with central flagged pathway leading to a further paved patio at the foot of the garden. There are three useful outbuildings, one which would be ideal as an outside office with mains electricity and a larger workshop and a garden shed for storage. The owner informs us that the shed is 6ft x 8ft.

## Front

To the front there is a low maintenance garden with a blocked paved path to a porch and an extensive driveway with parking for up to 6 cars.

## 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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Approximate total area<sup>(1)</sup>

1254 ft<sup>2</sup>

116.6 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		Current	Prospective
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not energy efficient - higher running costs			
	74	80	

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Prospective
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

EU Directive 2002/91/EC



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