



Terracina

Wrexham | LL11 5UT

Offers In Excess Of £250,000

MONOPOLY
BUY ■ SELL ■ RENT

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An immaculately presented 2 bedroom detached bungalow located in the picturesque village of Bwlchgwyn. This wonderful bungalow offers well appointed and deceptively spacious living accommodation throughout to include modern fitted kitchen and bathroom, 2 reception rooms, 2 double bedrooms and ample off road parking and single garage, all of which can only be appreciated on internal inspection. The village of Bwlchgwyn is the third highest village in Wales and has some outstanding areas of beauty close by as well as a local primary school and excellent access to the A483 for commuting. In brief the property comprises of; entrance hall, lounge, dining room, kitchen, 2 double bedrooms, utility room and bathroom.

- An immaculately presented 2 bedroom detached bungalow
- Modern kitchen and bathroom
- 2 Double bedrooms
- 2 Reception rooms
- Ample off road parking and single garage
- Re-wired in 2021
- New roof in 2020
- MUST BE VIEWED TO BE APPRECIATED



Entrance Hallway

With wood effect flooring, doors off to the lounge and dining room.

Lounge

15'11" x 10'11" (4.86m x 3.33m)

Immaculately presented with 2 double glazed windows, carpeted flooring.

Dining Room

16'9" x 10'5" (5.12m x 3.20m)

Beautifully presented and open plan into the kitchen and incorporating some extra kitchen units and work surface, double glazed window to the front, wood effect flooring.

Kitchen

8'8" x 7'2" (2.66m x 2.19m)

Superbly appointed with a range of matching white gloss wall, drawer and base units, granite effect work surfaces with inset ceramic 1 1/4 sink and drainer, built in electric double oven, 4 ring electric hob, integrated dishwasher, part tiled walls, wood effect flooring, double glazed window, door off to the rear garden.

Inner Hallway

With a door to a storage cupboard having plumbing for a washing machine, carpeted flooring.

Bedroom 1

11'10" x 9'9" (3.63m x 2.99m)

A good size bedroom with a double glazed window to the rear, carpeted flooring, fitted wardrobes.

Bedroom 2

12'11" x 7'10" (to wardrobes) (3.94m x 2.40m (to wardrobes))

A double bedroom with fitted wardrobes, carpeted flooring, double glazed window to the rear.

Utility Room

7'8" x 4'10" (2.36m x 1.49m)

A useful extra room with space for a dryer and fridge/freezer, floor mounted oil combination boiler, double glazed window, wood effect flooring.

Bathroom

7'6" x 6'10" (2.29m x 2.09m)

Well appointed with a modern white suite comprising of a low level w.c with concealed cistern, wash hand basin with vanity unit under, bath with thermostatic shower over, fully tiled walls, tiled flooring, double glazed window.

Rear Garden

The rear garden benefits from having a good degree of privacy and has a paved patio with steps up to a raised lawn garden with well established borders.

Front

To the front is a part tarmac, part gravelled driveway leading to a single garage with electric fob operated door. To one side of the drive is an attractive gravelled garden with well established borders and to the other side a lawned area with mature borders.

MORTGAGES

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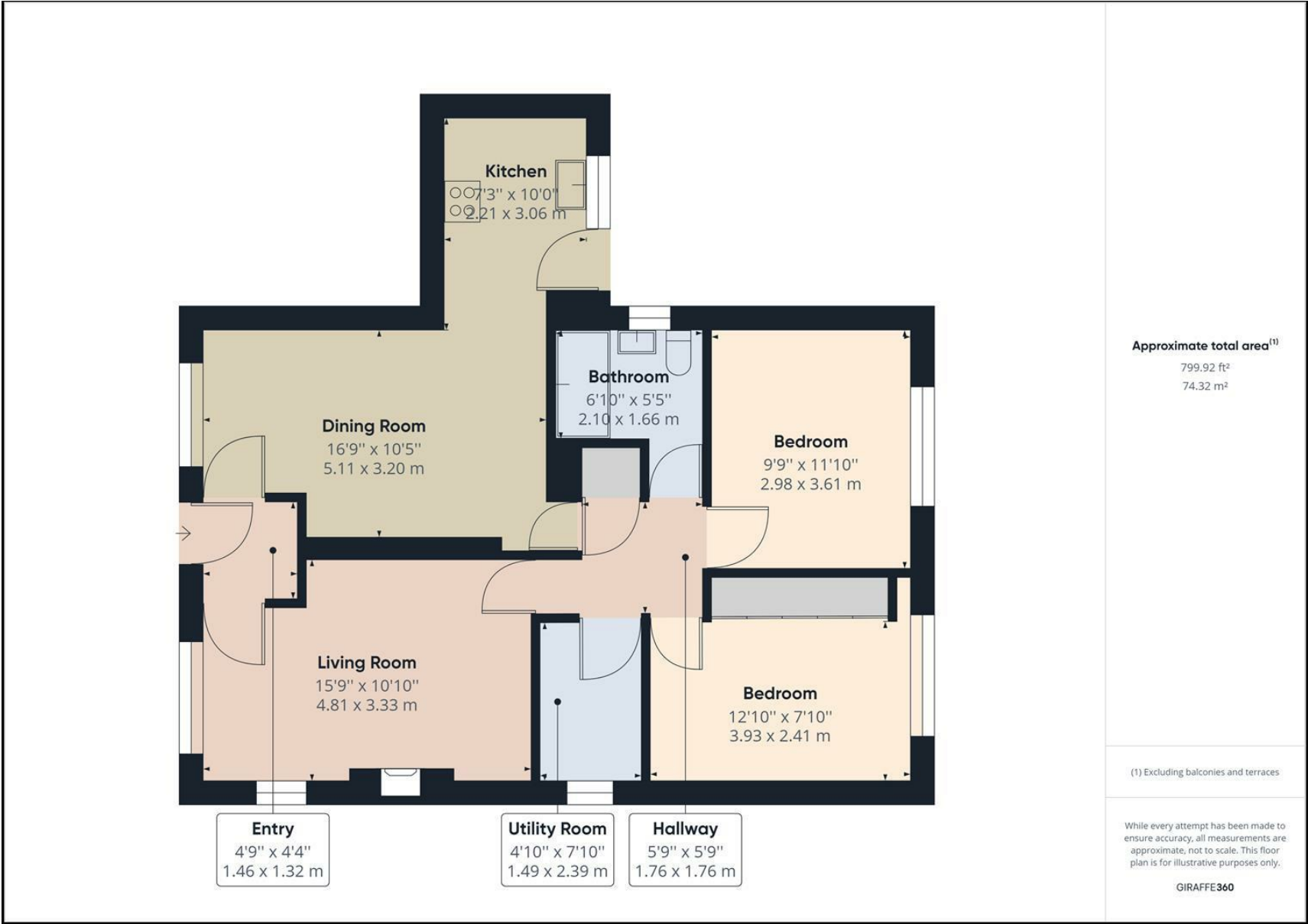
Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage

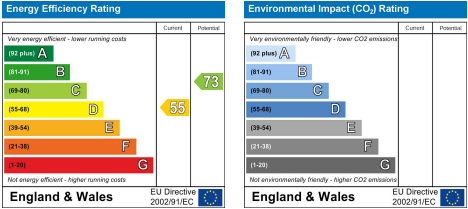








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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References 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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.





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