



42

Wrexham | | LL11 2EH

£290,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



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Situated in a highly convenient location between Garden Village and Wrexham, this immaculate two double bedroom detached bungalow is offered for sale with the added benefit of no onward chain. The property has been exceptionally well maintained and thoughtfully improved by the current owner, including a replaced roof, modern kitchen and shower room, and a regularly serviced combination boiler, alongside ongoing general upkeep throughout. In brief, the accommodation comprises an entrance porch leading into a welcoming hallway, a modern fitted kitchen, and a spacious living/dining room which flows into a bright conservatory overlooking the rear garden. An inner hallway provides access to a useful utility area and garage. The property further benefits from two well-proportioned double bedrooms and a contemporary shower room. Externally, the home continues to impress with two gated driveways providing ample off-road parking and access to the garage. The front garden has been beautifully landscaped, offering a high degree of privacy with mature hedging, established planting and decorative pathways. To the rear, the garden has been thoughtfully designed for both enjoyment and ease of maintenance, featuring a paved patio area, artificial lawn, well-stocked borders and a timber-built summer house. East Avenue enjoys a sought-after position between Garden Village and Acton, within easy reach of Wrexham city centre. A range of local amenities including shops, schools and medical facilities are close by, along with regular bus routes to both Wrexham and Chester within walking distance. The A483 is also easily accessible, providing excellent transport links for commuters.

- TWO DOUBLE BEDROOM DETACHED BUNGALOW WITH NO ONWARD CHAIN
- LANDSCAPED GARDENS TO FRONT AND REAR
- ENTRANCE PORCH, HALL AND INNER HALLWAY
- MODERN FITTED KITCHEN
- OPEN PLAN LIVING/DINING ROOM
- TRIPLE ASPECT CONSERVATORY
- MODERN SHOWER ROOM
- UTILITY SPACE AND INTEGRAL GARAGE
- TWO GATED DRIVEWAYS
- SOUGHT AFTER LOCATION BETWEEN WREXHAM AND GARDEN VILLAGE



Entrance Porch

Unique arch topped uPVC double glazed door leads into entrance porch with arch topped uPVC double glazed frosted window to the side, tiled flooring, ceiling light point and wooden door into hallway.

Entrance Hallway

'L' shaped entrance hallway with useful airing cupboard and shelving, 'Karndean' parquet style flooring, three ceiling light point, panelled radiator, doors to reception area, bedrooms and bathroom.

Kitchen

Modern fitted 'Wren' kitchen housing a range of wall, drawer and base units with complimentary work surface over, incorporating a composite sink unit with mixer tap. Integrated appliances include fridge-freezer, dishwasher, eye-level double oven incorporating a microwave and warming drawer, induction hob and extractor hood over. Useful pantry cupboard with shelving, cupboard housing combination boiler, tiled flooring, recessed LED lighting, modern radiator, uPVC double glazed bay window to the front elevation and doors to both the reception hallway and side hallway.

Living/Dining Room

Open plan space with uPVC double glazed window into the conservatory and single glazed window to hallway. The living room has a built in electric fireplace set over a marble hearth with timber mantel above and alcove shelving either side. Carpet flooring, panelled radiator, ceiling light point and archway into dining room. Aluminum sliding doors into conservatory, panelled radiator, ceiling light point, carpet flooring and door to inner hallway.

Conservatory

UPVC double glazed windows with triple aspect

views of the pleasant garden area. Engineered oak wood flooring, panelled radiator, power sockets and wall light. UPVC double glazed French doors to garden area.

Bedroom One

UPVC double glazed window to the front elevation. 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.

Shower Room

Three piece suite shower room comprising low-level WC, floating wash hand basin and corner shower cubical with dual hose rainfall mains shower. Chrome heated towel rail, tiled walls and flooring, extractor fan, access to loft, recessed LED and uPVC double glazed frosted window to inner hallway.

Inner Hallway

UPVC double glazed entrance door leads into an inner hallway with uPVC double glazed door into the home, door into utility, door into garage and uPVC double glazed door to the rear garden area.

Utility

Space and plumbing for washing machine, power and lighting.

Garage

Up and over door, ample power sockets, lighting and window to the rear.

Outside

The gardens are a true standout feature of this home, having been thoughtfully designed and





beautifully maintained to both the front and rear. To the front, the property benefits from two separate driveways, one accessed via newly installed double timber gates and the other through elegant wrought iron gates. The front garden itself offers a high degree of privacy, bordered by mature hedging and complemented by a paved pathway and patio areas, with a variety of well-established shrubs, trees and seasonal planting creating a colourful and welcoming approach. An attractive archway leads through to a decorative slate-chipped seating area to the side of the home. The rear garden continues to impress, having been landscaped for ease of maintenance whilst retaining plenty of character. A paved patio runs alongside the property, ideal for outdoor dining and entertaining, leading onto a neatly maintained artificial lawn. Surrounding borders are filled with established planting, adding texture and colour throughout the seasons. A timber-built summer house sits within the garden, offering a versatile space with the potential for power supply. The garden is fully enclosed with fencing, benefitting from outdoor lighting and offering a secure, private environment ideal for both relaxing and entertaining.

Additional Information

There is no onward chain with the property. The combination boiler was replaced 10 years ago and has been serviced annually. Both the kitchen and bathroom have been replaced. The roof was re-done in 2019. The front has been re-painted along with the garage doors. There have been other improvements and maintenance completed including flooring.

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.

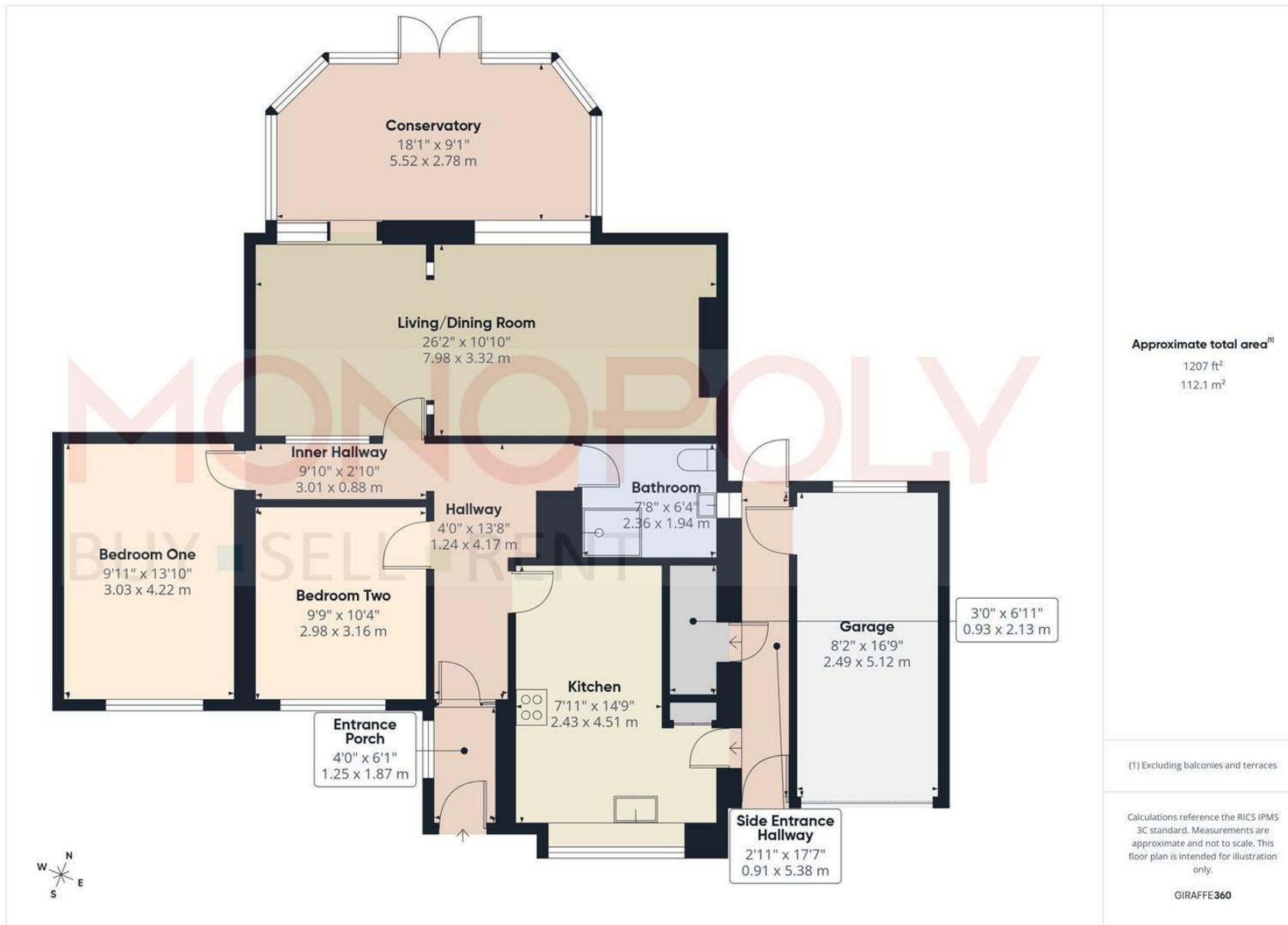
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of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







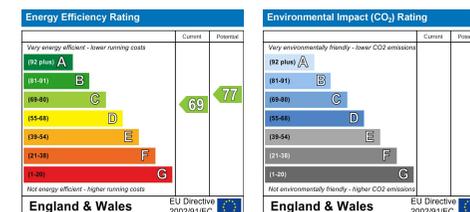


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