

Town & Country

Estate & Letting Agents

Bowers Road, Wrexham

£395,000



Nestled within a generous half-acre plot, this meticulously modernized three-bedroom detached bungalow exudes elegance and comfort. Immaculately presented by the current owners, this home offers not only a well-appointed main dwelling but also includes a double garage and a collection of versatile outbuildings, opening up various possibilities for their use. Set in a desirable village location along a tranquil lane with pleasant vistas, the property comprises an inviting entrance hallway, a dual-aspect living room with a captivating feature chimney breast and a wood burner, an inviting dining room, a spacious kitchen, a convenient utility room, and a primary bedroom complete with built-in wardrobes and an en-suite bathroom. Additionally, two more double bedrooms round out the sleeping quarters. This charming property seamlessly combines modern living with serene surroundings, making it an ideal family retreat.

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Location

Nestled in the serene surroundings of Acrefair, Wrexham, this detached bungalow on Bowers Road offers an idyllic retreat in a charming village known for its lush landscapes and strong community spirit. Residents here enjoy the best of both worlds, with access to essential amenities just a stone's throw away, while relishing the tranquillity of rural living. Excellent transport links connect this picturesque location to larger towns and cities, making it ideal for commuters. Additionally, Acrefair's historical charm, outdoor recreational opportunities, and proximity to the renowned Pontcysyllte Aqueduct ensure that there's always something to explore and enjoy in this delightful corner of North Wales.



Entrance Hallway

The Entrance Hallway of this property impresses with its abundance of natural light, courtesy of PVCu double glazed windows on both the side and front elevations, creating a welcoming and bright atmosphere. Two radiators ensure efficient heating, while the use of laminate flooring adds a touch of elegance and practicality. Architectural details like the coved ceiling elevate the hallway's aesthetic, and an airing cupboard provides convenient storage space. Modern downlighters enhance the ambiance, and an attic hatch offers easy access to additional storage or expansion possibilities. This hallway effectively combines functionality and style, serving as an impressive introduction to the property and setting the tone for the entire home.



Living Room

19'9" x 15'10"

The Living Room in this property offers a comfortable and inviting space with several notable features. Large PVCu double glazed patio doors to the front elevation flood the room with natural light and provide easy access to outdoor areas, enhancing the connection between indoor and outdoor living. A PVCu double glazed window on the side elevation further contributes to the room's brightness. For comfort, a radiator ensures a cosy temperature, while the use of laminate flooring adds both practicality and style. The coved ceilings provide a touch of elegance to the room's design. A notable focal point in the room is the wood burner with a feature chimney breast, not only offering warmth but also adding a charming and cosy ambiance.



Dining Room

17'2" x 7'11"

The Dining Room in this property offers a simple yet functional space with key features that enhance its utility and ambiance. A PVCu double glazed window on the side elevation provides natural light, creating a pleasant atmosphere for dining. A radiator ensures comfort by maintaining an ideal temperature, and the coved ceiling adds a subtle touch of elegance to the room's design. With its clean and uncluttered layout, this Dining Room provides a versatile area for family meals, gatherings, or a cosy dining experience.





Kitchen

16'4" x 12'10"

The Kitchen in this property is a well-equipped and functional space with several appealing features. Two PVCu double glazed windows on the rear elevation allow ample natural light to fill the room, creating a bright and welcoming atmosphere. The kitchen is thoughtfully designed with wall and base units complemented by wood-effect work surfaces, offering both style and practicality. There's generous space for a range-style cooker, and an integral cooker hood ensures efficient ventilation. The stainless steel sink unit with a mixer tap adds a modern touch. For comfort, a radiator is in place, and the kitchen boasts both wall tiling and laminate flooring for easy maintenance. The coved ceiling and downlights add a touch of sophistication, making this kitchen not only a functional space for cooking but also a visually pleasing area for culinary pursuits.



Utility Room

8'9" x 8'6"

The Utility Room in this property is a highly practical and efficient space equipped with essential features for modern living. A double glazed door to the rear elevation and a double glazed window to the side elevation provide natural light and convenient access to outdoor areas. The room features wall and base units with complementary work surfaces, offering ample storage and workspace. A stainless steel sink and drainer unit with a mixer tap add functionality for various tasks. There is convenient space allocated for an American-style fridge/freezer, catering to the needs of a busy household. Plumbing for a washing machine and space for a tumble dryer make laundry tasks effortless. A radiator ensures a comfortable environment, while the tiled flooring is not only

practical but also easy to maintain. The presence of a Worcester condensing boiler in the Utility Room underscores its importance as a functional hub for the home.



Bedroom One

12'8" x 10'3"

Bedroom One in this property is a comfortable and well-appointed space with a range of desirable features. Double glazed windows on both the rear and side elevations provide ample natural light, creating a bright and inviting atmosphere. A radiator ensures a cosy temperature, making the room comfortable year-round. Laminate flooring offers both a stylish look and easy maintenance. The presence of built-in wardrobes provides convenient storage, helping keep the room organized and clutter-free. The coved ceilings add a touch of elegance to the room's design, enhancing its overall aesthetic



En-suite Bathroom

12'8" x 4'5"

The En-suite Bathroom in this property offers a clean and functional space with essential amenities. A double glazed window to the rear elevation allows natural light to enter, creating a bright and airy atmosphere. The bathroom features a white three-piece suite comprising a panelled bath with a hand-held shower attachment, a low-level w.c., and a pedestal wash hand basin, providing all the necessary elements for personal care and relaxation. Wall tiling adds a stylish and easy-to-clean finish, while the tiled floor ensures practicality and durability. A heated towel rail adds comfort and convenience, allowing for warm towels after bathing. The coved ceiling adds a subtle touch of sophistication to the room's design.



Bedroom Two

12'2" x 10'8"

This Bedroom offers a comfortable and well-lit space with several appealing features. With PVCu double glazed windows on both the front and side elevations, the room benefits from an abundance of natural light, creating a bright and inviting atmosphere. For year-round comfort, a radiator is in place. The use of laminate flooring adds a contemporary touch while ensuring easy maintenance. The coved ceiling contributes to the room's overall aesthetic, providing a subtle touch of sophistication.



Bedroom Three

10'8" x 10'10"

This Bedroom is a cosy and functional space with key features that enhance its appeal and comfort. A PVCu double glazed window on the front elevation allows natural light to fill the

room, creating a pleasant atmosphere. A radiator ensures a comfortable temperature, making this room cosy year-round. Laminate flooring not only adds a modern touch but also makes for easy cleaning and maintenance. The coved ceiling provides a touch of elegance to the room's design, enhancing its overall aesthetic.



Bathroom

12'10" x 6'4"

This Bathroom is a well-appointed and spacious area with a host of desirable features. A double glazed window on the rear elevation provides natural light while maintaining privacy. The bathroom boasts a white four-piece suite, including a panelled bath, corner shower, wash hand basin set into a cabinet, and a low-level w.c., offering both convenience and functionality for personal care and relaxation. Wall tiling adds a stylish and easy-to-clean finish, while the tiled floor ensures practicality and durability. The presence of a heated towel rail adds an extra layer of comfort and luxury. The coved ceiling enhances the room's aesthetic, providing a touch of sophistication to this serene and well-designed bathroom. Overall, this space is ideal for unwinding and pampering.

Agents Note:

We are pleased to inform prospective buyers that the owners of the bungalow also hold ownership of a parcel of land situated on the opposite side of the lane. This additional piece of land presents a unique opportunity and is available for purchase in conjunction with the bungalow at an extra cost. Should you wish to explore the possibility of acquiring this adjoining land, please do not hesitate to contact us for further details and to discuss this option in more detail. This opportunity to expand

the property's footprint provides added versatility and potential for future development, making it an exciting proposition for those seeking to make the most of this valuable location.

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Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer (Wrexham)

If you would like to make an offer, please contact the office and one of the team will assist you further.

Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.

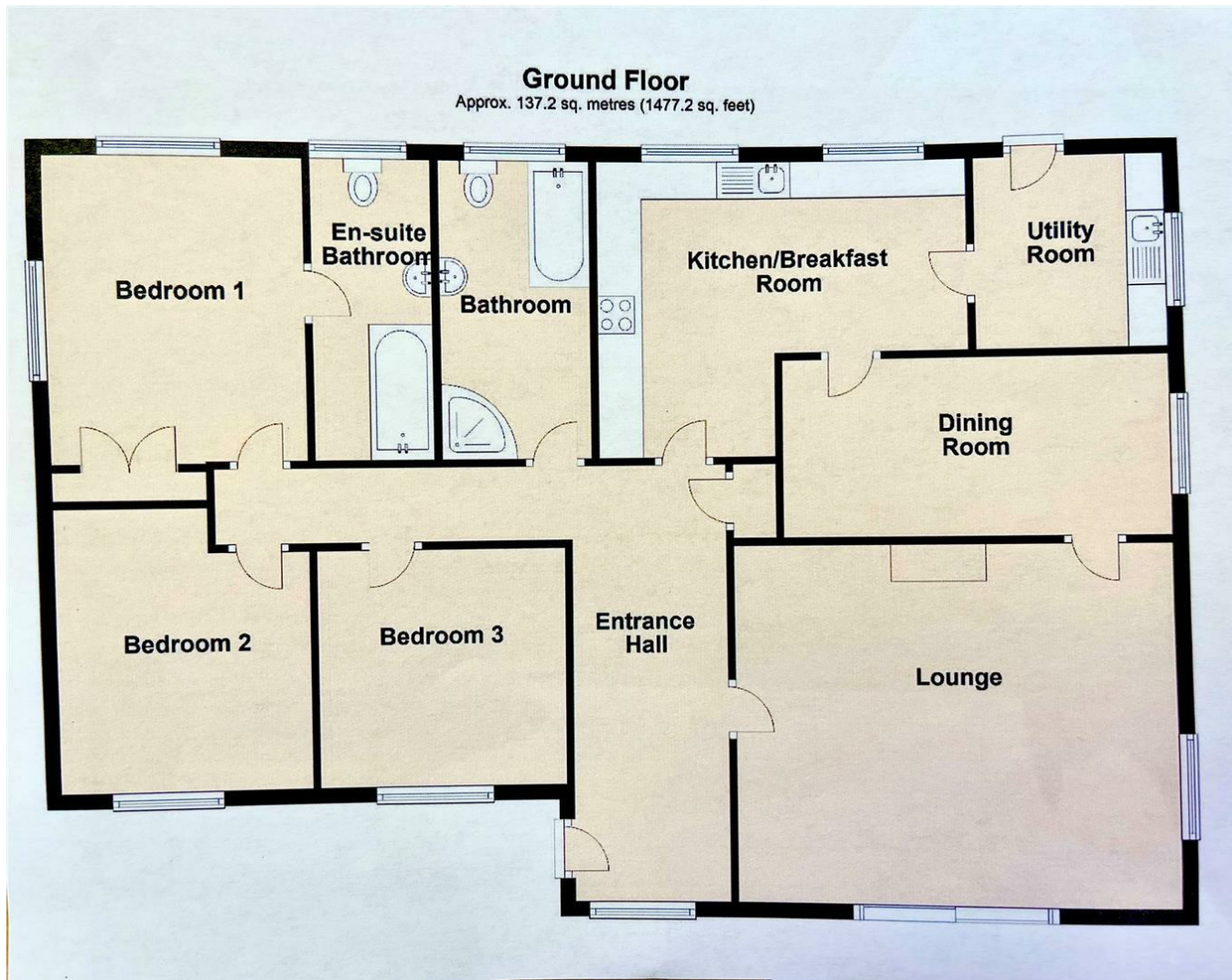
Hours of Business (Wrexham)

Monday to Friday - 8:30am - 5:30pm

Saturday - 9:00am - 4:00pm

Additional Information (Wrexham)

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.