

# Town & Country

Estate & Letting Agents

Kendal Way, Wrexham

£259,950



Located within a highly desirable suburb of Wrexham this spacious detached bungalow offers versatile accommodation and is in need of a program of modernisation and refurbishment, so is the ideal opportunity for any potential purchaser who would wish to create a property with their own specific ideas, needs and decorative styles in mind and would like for a blank canvas from which to start. The property itself benefits from gas central heating and comprises an inviting entrance hall, through kitchen /diner, kitchen and an inner hallway, which offers access to all three bedrooms, to the bathroom and separate WC. This property is available with the benefits of no on chain.

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## Externally front

To the front of the property is a lawn and shrubbed garden with a driveway offering off-road parking and leading to the garage alongside an iron gate which offers access to the rear garden. On the opposite side of the property is another dropped curve which allows if required vehicular access along this side of the property also, and again leads to the rear garden



## Entrance Hall

12'3" x 5'6"

Front door with stained glass and leaded insert and matching side panels opens to an inviting entrance hall with parquet flooring, a cloaks cupboard and doors off opening to the living room/dining room, kitchen, and inner hall.



## Living/Dining Room

23'8" x 10'11"

With parquet flooring, a living flame gas fire with ceramic tiles surround, two radiators, the serving hatch from the kitchen opening to the dining area, a secondary glazed window to the rear and French doors opening to the garden.



## Kitchen

9'2" x 10'3"

Fitted with pine fronted wall and base units along with glass fronted display cabinet, work surface space housing stainless steel, single drainer sink unit with mixer tap and tiled splashback. Built-in appliances including oven, gas hob and stainless-steel extractor hood. There is space and plumbing for a slimline dishwasher and washing machine, window faces the side elevation. There is a walk in shelved pantry with a window to the side elevation, a wall mounted Worcester gas boiler and a partially glazed back door opens to the side elevation of the property.

## Inner Hallway

With parquet flooring an airing cupboard and doors off, opening to all

three bedrooms, the bathroom and the separate WC.



## Bathroom

6' x 4'9"

Installed with a coloured suite, comprising a panel bath with a shower extension, a hand wash basin with vanity unit below, a radiator, partially tiled walls and an opaque UPVC double glazed window to the side elevation.

## Separate W.C

6' x 2'3"

Installed with a dual flush low level WC, partially tiled walls and opaque UPVC double glaze window to the side elevation and is positioned alongside the bathroom for anyone that may prefer combining the two rooms



## Bedroom One

12'8" x 11'5"

With Parquet flooring, radiator, UPVC double glazed window to the front elevation and a second window to the side elevation.



## Bedroom Two

12'8" x 8'9"

Also, with parquet flooring, a UPVC double glazed window to the front elevation, a radiator and hand wash basin set within a vanity unit and with fitted wardrobes and luggage cupboards.



## Bedroom Three

9'1" x 7'9"

Again, with parquet flooring, the window to the side elevation and a radiator.

## Garage

16'2" x 8'2"

Accessed through double timber doors, which open to a pitched roof, single garage with a window to the rear elevation, power and light.



## Rear Garden

Being predominantly laid to lawn with some mature trees and a brick outbuilding

## Services

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

## Additional Information

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.

## Viewings

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

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.

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