

# Town & Country

Estate & Letting Agents

Pendwll Road, Moss

£199,950



Located on Pendwll Road in the heart of Moss Valley backing on to Moss Valley golf course, this detached bungalow benefits from gas central heating and has internal accommodation comprising an entrance hall, living room with Conservatory off, a fitted kitchen, contemporary shower room and three bedrooms. Externally to the front of the property is a predominantly lawn garden with off-road parking, leading to a single detached garage and gated side access from either side of the bungalow leading to an established rear garden later lawn with a scattering of mature plants shrubs and trees with woodland to the rear and the golf course beyond.

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## Externally Front

With a lawned garden to the front and driveway parking leading to a single detached garage and a pathway leading through a timber gate to the front door with a courtesy light located to the side.

## Entrance Hall

13'6 x 4'1

A glazed timber panel front door opens to ceramic tile flooring, a radiator, access to the loft space, an airing cupboard and internal doors open to the living room, kitchen, all three bedrooms and to the shower room.



## Kitchen

10'2 x 9'7

The kitchen is installed with the range of shaker style wall, base and drawer units complimented by stainless steel handles. Worksurface space houses a one and a half bowl sink unit with mixer tap and tiled splashback. Integrated appliances include a stainless steel oven, hob, extractor hood, slimline dishwasher and base level fridge and freezer. There's a housing unit for the gas Worcester boiler, a window faces

the rear elevation. The flooring is ceramic tiled with a glazed timber panel door opening to the side elevation of the property.



## Living Room

11'7 x 11'6

Having timber laminate flooring, radiator and a wall mounted pebble effect electric fire with a patio door opening to the conservatory.



## Conservatory

9'5 x 9'5

Constructed of a low brick wall with a ceramic tiled floor, radiator and a UPVC double glazed frame incorporating a ceiling fan/light and French doors opening to the rear garden.



## Bedroom One

11'6 x 9'8

Having a window facing the front elevation with a radiator below.



## Bedroom Two

9'2 x 8'5

Timber laminate flooring, a window to the rear elevation and a radiator.



## Bedroom Three

11'3 x 6'5

Window to the front elevation, radiator.



## Shower Room

The shower room is installed with a contemporary suite, comprising an oversize shower enclosure with thermostatic shower, a dual flush low level WC, a pedestal wash hand basin, radiator, fully tiled wall and a ceramic floor with an opaque window facing the front elevation.

## Garage

A detached garage with an up and over garage door, as side, access door, power and light.



## Rear Garden

With gated side access to the garden from either side of the bungalow leading to an established rear garden with paved and decked patio areas.

Predominantly laid to lawn with established plants, shrubs and trees, the rear of the garden descends to woodland which itself backs on to Moss Valley golf course. There is also outside lighting and water supply.



## Services

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

## Viewings

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

## To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

## Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624  
**YOUR HOME MAY BE REPOSSESSED IF**

**YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

## 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.

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.

