

Town & Country

Estate & Letting Agents

Wesley Road, Bwlchgwyn, Wrexham

£385,000



This substantial detached bungalow sits on an established plot in an enviable position with fields to the rear and located in the sought-after village of Bwlchgwyn benefiting from UPVC double glazing along with oil central heating. In brief the property comprises an entrance hall with cloakroom WC/utility room off, through kitchen diner and conservatory, a side hallway with the boiler room off and access to the side elevation of the property and a substantial living room featuring an impressive fireplace. An inner hallway offers access to Three bedrooms all of which enjoy their own ensuite facilities and the principal bedroom has a dressing room off which could alternatively be used as a fourth bedroom, should it be required.

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Externally Front

The property is entered through double timber gates which open to gravel off-road parking with stone raised planted borders, a light above the front door side access to the rear garden.

Entrance Hall

8'8 x 5'2

Composite double glazed front door opens to timber laminate flooring, windows to either side elevations, radiator and doors off opening to the kitchen/dining room, the living room and the cloakroom WC/utility.



Cloakroom/ WC

7'8 x 5'2

With plumbing for a washing machine, a radiator, a ceramic tiled floor and installed with a vanity unit incorporating a low level WC and wash and basin with mixer tap, and opaque window faces the rear elevation.



Kitchen

13'9 x 10'4

Fitted with wall, base and drawer units with lead glazed display cabinets, ample work surface space housing a one and a half bowl sink unit, an integrated dishwasher and arrangement stove, timber flooring, a window facing the front elevation and open through way to the dining room and a stable door to the side hallway.



Dining Room

14'1 x 8'8

With timber laminate flooring, two radiators, a window to the side elevation and a large open through way to the conservatory.



Conservatory

14'1 x 12'9

With timber flooring, and offering lovely views over the rear garden and field beyond.

Side Hallway

With a ceramic tiled floor, a composite double glazed door opening to the side elevation of the property and the lever latch door opening to the boiler room



Living Room

21'6 x 13'5

With timber laminate flooring, radiator, a window facing the rear elevation and UPVC double glazed French doors opening to the rear garden, deck patio area and featuring a fireplace housing a cast iron log burner on a black quarry tile beneath an oak mantle.



Inner Hallway

With doors off to all three bedrooms, the principal and second of which having ensuite facilities.



Principle Bedroom

13'4 x 11'8

Having a window facing the side elevation with a radiator below, the doorway off opening to the ensuite shower room and an arched throughway which opens to the dressing room.

Dressing Room

11'5 x 8'5

With the ability to be converted to a fourth bedroom, the dressing room is currently accessed through an archway of the principal bedroom, it has recessed downlights set within the ceiling, a window to the side elevation with a radiator below and a host of hanging shelving and draw space.



En suite Shower Room

5'10 x 7'

Installed with a modern three piece suite comprising a corner shower enclosure with dual head thermostatic shower low level WC and vanity unit housing countertop mounted wash hand basin with waterfall style mixer tap, the walls are partially tiled with a chrome heated towel rail attached, ceramic tiled floor, recessed downlights and an extractor fan set within the ceiling and an opaque window faces the front elevation. This room also has underfloor heating.



Bedroom Two

15'3 x 11'

With engineered oak flooring, access to the loft space by a retractable folding ladder, a window facing the rear elevation with a radiator below, a range of fitted wardrobes, an airing cupboard and doorway to the ensuite bathroom.



En suite

8'1 x 6'1

Installed with a modern white suite comprising an L-shaped panel bath with dual thermostatic shower above and protective screen, a low level WC and vanity unit housing a wash hand basin with mixer tap. The walls are partially tiled with a combination column style radiator incorporating a chrome towel rail, an extractor fan within the ceiling with an opaque window facing the side elevation.

Bedroom Three

13' x 7'5

With a window to the side elevation with a radiator below and the doorway opening to the ensuite shower room.



En suite Shower Room

6'6 x 6'7

Another modern white suite comprising a shower enclosure

with electric shower and extractor fan above, a dual flush low level WC, pedestal wash hand basin, chrome heated towel rail partially tiled walls and window to the side elevation.



Externally Rear

With side access to the rear garden past an outside light and tap leading to a sunny South facing rear garden predominantly laid lawn with established plants shrubs and trees, deck patio area, further external lighting to the rear and water supply and an outlook over fields

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.



Total floor area 155.1 sq.m. (1,670 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	