

Town & Country

Estate & Letting Agents

Southleigh Drive, Wrexham

£245,000



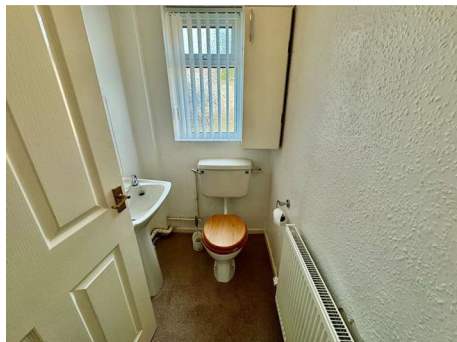
A well presented detached bungalow with a garage conversion creating another bedroom. This property is located in a sought after area of residential developments just on the outskirts of the town centre. In brief the property comprises of an entrance hall, a cloakroom W/C, a living room, a kitchen, three bedrooms and a shower room.

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ENTRANCE HALL

The entrance hall features a radiator and a door opening to the cloakroom W/C.



CLOAKROOM W/C

The cloakroom W/C is installed with a low level W/C, a radiator and a UPVC double glazed window.



LIVING ROOM

21'6 x 10'9

A light living room with two windows, a fireplace installed with an electric fire and two radiators.



KITCHEN

17'6 x 8'1

The kitchen is fitted with a range of base and wall cupboards with the work surface space housing a single drainer

sink unit. Other features of the kitchen include space and plumbing for a washing machine, space for a fridge freezer, a radiator, partially tiled walls, UPVC double glazed windows and a gas combination boiler.

SITTING ROOM/THIRD BEDROOM

8'6 x 8'6

The sitting room features a window that faces the rear garden, an external door and a radiator.

BEDROOM ONE

12'7 max x 8'6

This room features a window that faces the front elevation and a radiator.



BEDROOM TWO

10'9 x 8'6

This room features a window that faces the rear elevation and a radiator.



SHOWER ROOM

9'0 x 5'4

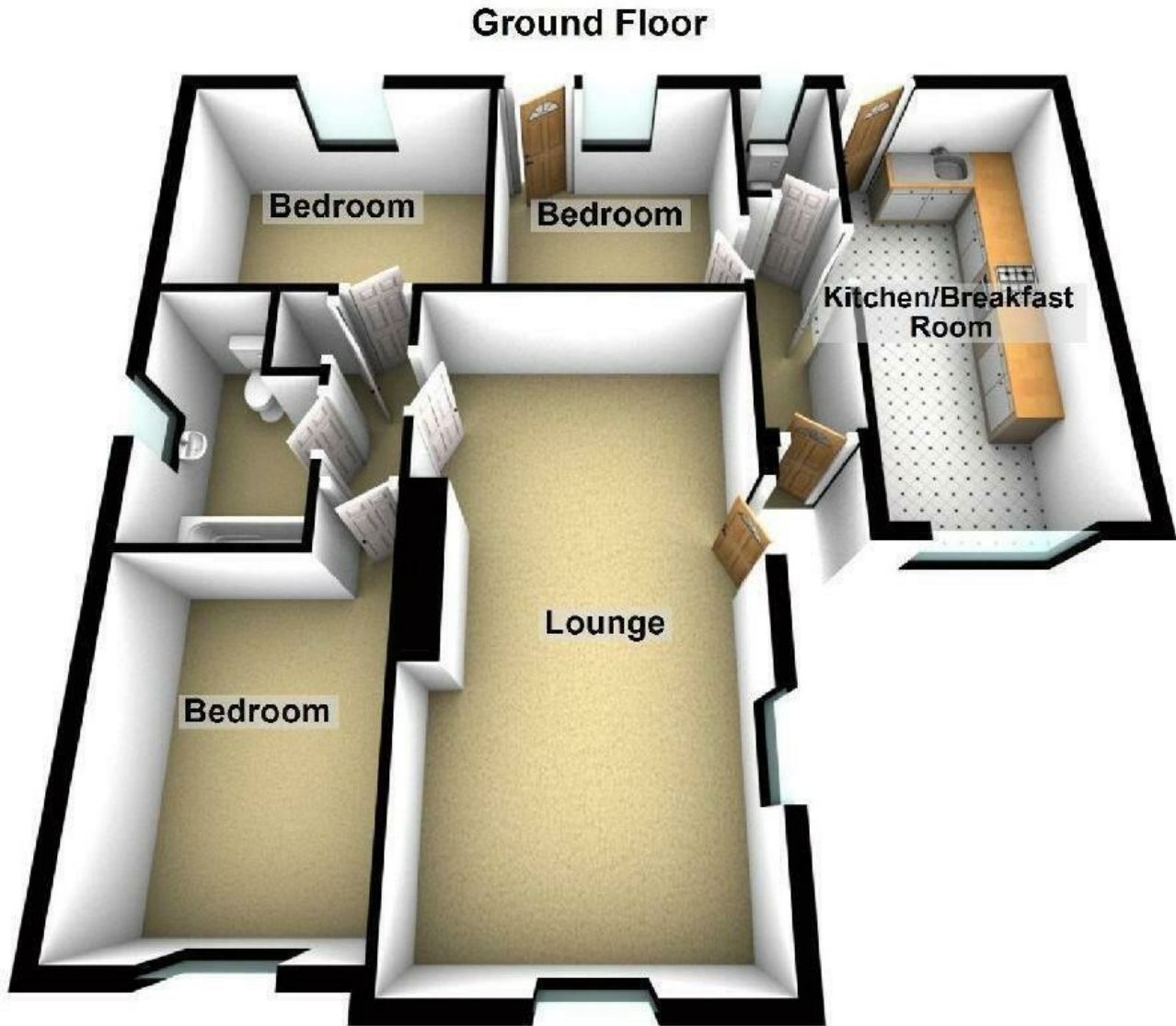
The shower room is fully tiled that consists of a walk in thermostatic shower, a low level W/C, a heated towel

rail, tiled flooring and a UPVC double glazed window.



OUTSIDE

The property is approached over a paved driveway with the front garden being laid with artificial grass. There is a gated pathway alongside the property which leads to the rear garden consisting of a stone paved patio area, artificial grass area, flowerbeds, a garden shed and an outside water supply.



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.
 www.propertyphotographix.com. Direct Dial 07973 205 007
 Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	