

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

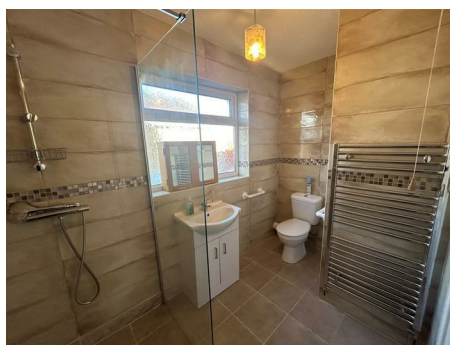
This room features a window that faces the front elevation and a radiator.



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

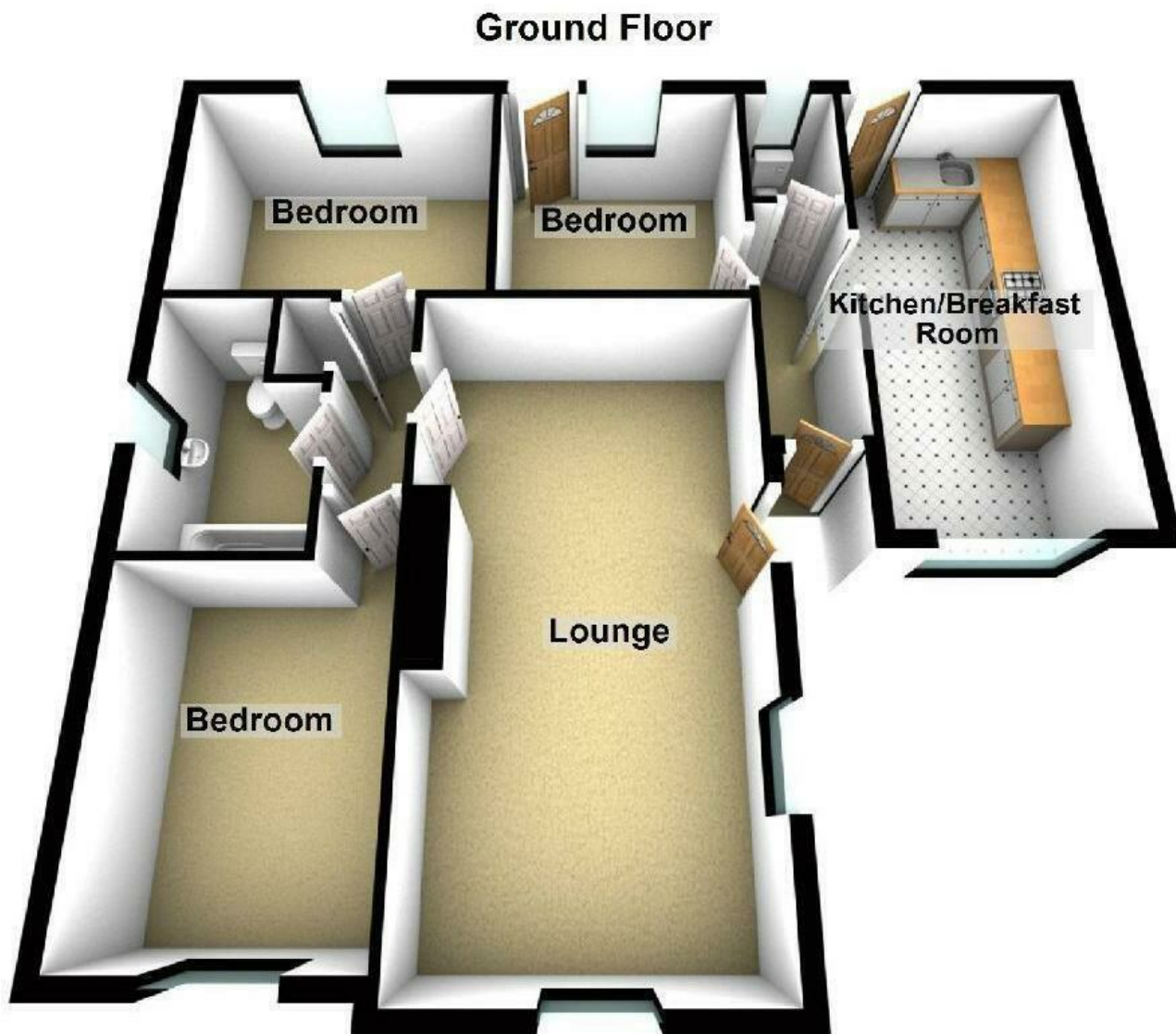
The shower room is fully tiled that consists of a walk in thermostatic shower, a low level W/C, a heated towel

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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