

# Town & Country

Estate & Letting Agents

Fairway Gardens, Gwersyllt, Wrexham

£235,000



This lovely extended bungalow sits within a quiet cul-de-sac, ideally situated for easy access to Wrexham, local motorway networks and a host day-to-day amenities. Beautifully maintained throughout and benefiting from UPVC double glazing and central heating. The property comprises an entrance hall, living room, dining room, conservatory, kitchen, shower room and two double bedrooms. Externally to the front of the property is a lawn garden with shrub borders along with the driveway leading alongside the property to a single garage. The rear garden enjoys a lovely South-West facing orientation and is beautifully presented with a patio area and slightly elevated lawn garden with a variety of mature plants shrubs and trees.

This is property available with no onward chain.

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### Externally Front

To the front of the property is a lawn garden with well stocked shrub border with a driveway running along the right hand side of the property with brick raised shrub planters leading to the main entrance door and garage



### Entrance Hall

The property is entered through a UPVC stained glass double glazed front door which opens to entrance porch with a radiator, glazed door opening to the living room further glazed door opening to the kitchen along with doors off to both bedrooms and to the shower room. There is a deep shelved linen cupboard along with a built in cupboard housing the gas combination boiler.



### Living Room

18'3 x 11'2

Having a window facing the side elevation, two radiators, feature living flame gas fire set within a marble hearth with an ornate Adam style surround. An arch way leading to the dining area and a patio door opening onto the conservatory.

### Dining Area

7'1 x 8'5

With a window facing the rear elevation and a radiator



### Conservatory

7'8 x 8'10

Ceramic tiled floor and UPVC double glazed French doors opening to the rear garden



### Kitchen

12'2 x 6'9

The kitchen is installed with an array of attractive shaker style wall, base and drawer units with matching display cabinet and ornamental handles. Ample worksurface space houses a resin single drainer sink unit with mixer tap. Integrated appliances include a stainless steel oven, hob with stainless steel extractor hood above, slimline dishwasher, washing machine and fridge/freezer. A window faces the side elevation and a UPVC double glazed door also opens out to the side elevation.

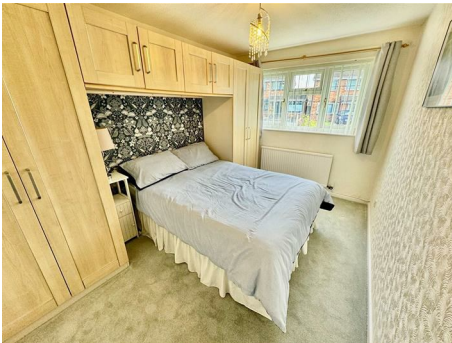




## Bedroom One

11'10 x 9'6

Having a window facing the front elevation with the radiator below and fitted with a range of wardrobes with stainless steel handles and mirror inserts.



## Bedroom Two

11'10 x 8'1

With two sets of fitted wardrobes and a luggage cupboard canopy with stainless steel handles a window faces the front elevation with the radiator below.



## Shower Room

7'7 x 5'3

Originally a bathroom, however the bath

has been removed to install a multi jet corner shower enclosure. There is also a low-level WC and wash hand basin along with a radiator partially tiled walls and an opaque window to the side elevation.



## Rear Garden

The rear garden enjoys a lovely sunny South West facing orientation with a paved patio area, gated side access outside lighting and a water supply and four steps rising to a slightly elevated lawn garden, beautifully maintained with a variety of mature plants shrubs and trees along with a timber shed and primarily enclosed by timber fence panels.



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## Garage

16'8 x 7'5

With an up and over garage door, power and light and a timber panel and glazed rear access door.

## 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.



**Ground Floor**  
 Approx. 87.8 sq. metres (945.0 sq. feet)

Total area: approx. 87.8 sq. metres (945.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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