

Town & Country

Estate & Letting Agents

Llwyn Onn Park, Wrexham

£299,950



This beautifully presented and improved bungalow sits in a quiet cul-de-sac forming part of a modern development. Enjoying the benefit of gas central heating along with UPVC double glazing. The property itself comprises a vestibule, entrance hall, living room, kitchen/dining room, utility room, study, an inner hallway, three bedrooms and a four-piece bathroom suite. Externally the property boasts lawn and golden gravel gardens along with off-road parking for several vehicles, gated side access leading to the rear garden which has a large, paved patio area, a summer house, a lawn and shrubbed garden along with a seating area in gazebo and to the side of the property is a storage area containing two large and two smaller timber sheds.

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Externally Front

Situated within a quiet cul-de-sac with a lawn & golden gravel front garden with established shrub borders, an iron gated side access to the rear, off-road parking for several cars and an outside light positioned to the side of the front door.

Vestibule

The property is entered through a composite lead double glazed front door which opens to ceramic tile flooring and a glazed door opening to the entrance hall.

Entrance Hall

With doors off opening to the living room, kitchen/dining room and bedroom three and having a radiator along with recessed downlights set within the ceiling.

Living Room

17'7 x 11'4

A lovely double aspect room with a bay window facing the front elevation, the second window to the side elevation, two radiators and featuring a living flame gas fire with a feature marble fire surround.



Bedroom Three

9'2 x 8'6

With a window facing the front elevation and a radiator below.



Kitchen/ Dining Room

20'2 x 10'5

The kitchen is fitted with a range of attractive white shaker style wall, base and drawer units which are complimented by stainless steel handles. Ample wood grain effect work surfaces houses a stainless steel one and a half bowl sink unit with mixer tap and tiled splashback. Integrated appliances include a stainless steel, double oven, stainless steel gas hob with extractor hood above, a fridge/freezer and dishwasher and bin. A window faces the rear elevation along with UPVC double glazed French doors which open to the rear garden's patio area, recessed downlights set within the ceiling and doors off open to the inner hallway and the utility room.



Utility Room

11'5 x 8'

With units matching those in the kitchen along with stainless steel handles and woodgrain effect work surfaces housing stainless steel single drainer sink unit with adjustable mixer tap. The flooring is ceramic tile and above the radiator is fixed drying rails. A sliding door opens to the study and a UPVC double glazed back door and window open to the rear garden.



Study

8'4 x 7'7

With a window facing the front elevation and radiator and an integrated door opens to the meter cupboard.



Bedroom One

11'6 x 10'4

A range of fitted wardrobes with a mirror insert and sliding doors runs along the length of one wall and a window with a radiator below faces the side elevation.



Bedroom Two

10'4 x 8'6

Fitted with a range of wood grain effect fitted wardrobes with a mirror insert and sliding doors running along the length of one wall with a window and radiator below facing the side elevation.



Bathroom

10'x 6'5

Installed with a lovely white modern

bathroom suite comprising a panel bath with mixer tap and handheld shower extension, a separate oversized shower enclosure with thermostatic shower and extractor fan above, a dual flush low level WC and wash hand basin with mixer tap along with a heated and illuminating mirror above, which also has a shaver socket. The flooring is ceramic tiled, the walls are partially tiled with a column style radiator with integrated heated towel rail, opaque windows face both the side and rear elevations and set within this ceiling are recessed downlights.



Rear Garden

The rear garden has a paved pathway and patio area as well as a lawned areas boarded by established shrubs, a sunken seating area with timber gazebo above. To the side of the property and iron gate opens to a storage area which is paved with two large timber sheds, one of which has power and two smaller timber sheds. There is also several outside power points and outside lighting.

Summer House

The timber built insulated summer house has glazed double doors and windows facing both front and side elevations as well as having power.

Addendum

Alarm and CCTV will remain in the property

Services

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

Tenure - Freehold

Council Tax Band - E

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.

