

Town & Country

Estate & Letting Agents

Cymau, Wrexham

£350,000



Situated in an enviable position boasting beautiful views of the countryside and to the rear of the property far reaching views over the fields as far as the eye can see, this detached bungalow offers light and spacious accommodation and is available with the benefit of no onward chain. With internal accommodation in brief comprising a vestibule, an inviting entrance hall, cloakroom WC, kitchen, utility room, living/dining room, conservatory along with three bedrooms and a modern shower room. Externally to the front of the property are established lawn and shrub gardens with ample off-road parking and a driveway leading to the rear of the property where there are further gardens and access to a detached double garage.

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Externally front

The property is entered through double iron gates opening to off road parking and a driveway running alongside the property to the rear. The front garden is predominantly laid to lawn and enclosed by hedging to the front and a brick wall to the side with beautiful views across the fields into the hills beyond.

Vestibule

Access through a UPVC double glazed door with complimentary double glazed side panels which opens to a ceramic tile floor and an internal timber panel door which opens to the entrance hall.



Entrance hall

A spacious and inviting entrance hall with a radiator, access to the loft a shelved storage cupboard and doors off opening to the kitchen, living/dining room, to a cloakroom WC and a utility room and also doors off opening to all three bedrooms and to the shower room.



Kitchen

13'2 x 11

The kitchen is fitted with a range of light oak style wall, base and drawer units with ornamental handles. Ample

work surface space houses a stainless steel one and a half bowl sink unit with mixer tap. Integrated appliances include stainless steel oven with hob and extractor hood above. Positioned in the corner is an oil fuelled Aga and a UPVC double glazed window faces the front elevation. Glazed double doors off open to the living/dining room.



Living/dining room

26 x 12'7

With two radiators, double glazed window to the side elevation and a UPVC double glazed window facing the front elevation, double glazed patio door opens to the conservatory and central to the room is an open fire with a ceramic tile hearth and an ornate Adams style surround.



Utility room

7'7 x 6'4

With plumbing for a washing machine and housing a floor standing boiler. A glazed panelled door opens to the conservatory.



Conservatory

15'9 x 8'3

The conservatory has a ceramic tile floor and is constructed of a low brick wall with a UPVC double glazed frame and integrated door opening to the rear garden.

Cloakroom WC

Installed with a low-level WC and wash hand basin along with the radiator and extractor fan.



Bedroom one

13'7 x 9'7

With fitted wardrobes, a UPVC double glazed window to the front elevation and a second double glazed window to the side elevation and a radiator.



Bedroom two

With double glazed windows to rear and side elevations and a radiator.



Bedroom three

Having a double glazed window facing the rear elevation with the radiator positioned below.



Shower room

10 x 5'9

Installed with a modern three-piece suite comprising a corner shower enclosure with electric shower and a vanity unit housing a dual flush low-level WC along with a wash hand basin and mixer tap. The walls are fully tiled with a column style radiator and integrated chrome towel rail and an opaque double-glazed window facing the side elevation.



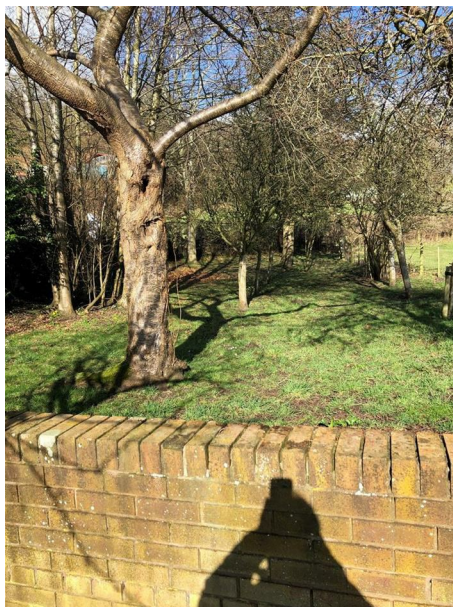
Rear Garden

The rear garden has yet further parking and turning position to the front of the double detached garage. The garden itself is both gravel and lawned with a scattering of established shrubs and more rural views to the rear.



Garage

The garage is a detached double garage with power and light and accessed through two single up and over garage doors.



Orchard Garden

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.

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.

