

Town & Country

Estate & Letting Agents

Bronwylfa Road, Wrexham

£399,950



Set in a picturesque location on a generous, well-maintained plot backing onto a stream and open fields, this attractive bungalow offers spacious and flexible living. Features include UPVC double glazing, oil-fired central heating, a modern kitchen with utility room, a bright reception hall, and multiple reception rooms with garden views. Both the principal and guest bedrooms have ensembles, with a third bedroom completing the layout.

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DESCRIPTION

Situated in a beautiful location on a generous, well-tended plot with a stream running to the rear and fields beyond, this beautifully presented bungalow offers spacious and versatile accommodation. Benefits include UPVC double glazing, oil-fired central heating, and accommodation comprising an entrance vestibule, reception hall, living room, dining room with glazed double doors to the sitting room, offering views over the lovely rear garden. The kitchen is fitted with gloss-fronted units and adjoins a utility room. Both the principal and guest bedrooms feature ensuite facilities, and a third bedroom completes the internal accommodation.



LOCATION

Legacy is a Hamlet situated near the village of Rhostyllen, located just a few minutes from Wrexham town centre, offering a perfect blend of rural tranquillity and convenient access to

local amenities. With its friendly community, scenic surroundings, and excellent transport links—including easy access to the A483—Rhostyllen is an ideal location for families, commuters, and those seeking a quieter pace of life without compromising on convenience.

VESTIBULE

The property is entered through a wooden front door with a stained glass and leaded insert, opening to ceramic tile flooring, an inset doormat well, and a light oak veneer door leading to the reception hall.

RECEPTION HALL

10'8 x 9'2

With light oak flooring, a radiator, and a window facing the front elevation. Light oak veneer doors open to the living room, kitchen, guest bedroom two, and the inner hallway, which features an arched throughway to the dining room.



KITCHEN

10'6 x 10'4

Fitted with a range of gloss-fronted wall, base, and drawer units, complemented by a glass display cabinet. The work surfaces house a one-and-a-half bowl sink unit with mixer tap and tiled splashback. Integrated appliances include a double oven, hob with extractor hood, microwave, dishwasher, and fridge freezer. The floor is ceramic tiled, with a radiator, recessed downlights in the ceiling, a window overlooking the rear garden, and a light oak veneer door opening to the utility room.



UTILITY ROOM

7'7 x 5'2

A continuation of the ceramic tiled flooring from the kitchen leads to a utility room housing a floor-standing oil boiler, fitted wall units, and a work surface with space and plumbing below for a washing machine. The walls are tiled, and a double-glazed UPVC door opens to the rear garden.



DINING ROOM

14'0 x 12'6

A spacious dining area with a continuation of the light oak engineered flooring, a radiator, a leaded stained glass window to the side elevation, and glazed double doors opening to the sitting room.



LIVING ROOM

13'5 x 13'1

Featuring a window to the front elevation with a radiator beneath, an opaque side window, and an electric fire set within a granite hearth with an Adams-style surround.



SITTING ROOM

13'1 x 11'4

The light oak engineered flooring flows in from the dining room to this triple-aspect room, which includes two side windows with radiators beneath and UPVC double-glazed French doors opening onto the paved rear garden terrace.



GUEST BEDROOM TWO

16'7 x 8'9 (max)

Fitted with a range of wood grain effect wardrobes with stainless steel handles, a window to the front elevation with radiator beneath, a light oak veneer door to the ensuite shower room, and access to the loft space via a folding wooden ladder.



ENSUITE

8'9 x 4'3

Fitted with a modern white suite comprising an oversized corner shower enclosure with thermostatic shower, dual flush low-level WC, and a corner pedestal wash basin. The flooring is ceramic tiled, walls are fully tiled, and there is a radiator, extractor fan, and a skylight set within the ceiling.



GUEST BEDROOM THREE

13'1 x 7'6

With a window to the front elevation and radiators. Fitted with woodgrain effect wardrobes and a matching chest of drawers, complimented with stainless steel handles.



BATHROOM

With a ceramic tiled floor, fitted with a spa-panelled bath, a dual flush WC, and a vanity unit housing a wash hand basin. Additional features include a built-in shelved storage cupboard, tiled walls, a chrome heated towel rail, and an opaque window to the rear elevation.



PRINCIPAL BEDROOM

14'10 x 10'8

Features a radiator and a glazed door opening to the rear garden's paved terrace. Fitted with a range of light wood grain effect wardrobes, bedside cabinets, and a luggage cupboard canopy. A light oak veneer door opens to the ensuite shower room.



INNER HALLWAY

Includes a radiator and light oak veneer doors opening to the principal bedroom, bedroom three, and the family bathroom. There is also another loft hatch, once again with a folding wooden ladder.



ENSUITE

9'6 x 6'3

Installed with a white suite comprising an oversized corner shower enclosure with thermostatic shower, dual flush low-level WC, and a vanity unit housing a wash basin with mixer tap. The floor and walls are fully tiled, and there is a radiator, extractor fan, and an opaque window facing the front elevation.

EXTERNALLY

To the front of the property is ample off-road parking, alongside a beautifully tended garden, mainly laid to lawn with well-stocked golden gravel, shrub, and planted borders. To the side of the front door is outside lighting, and access to the rear garden can be gained from either side of the bungalow, which also benefits from external power. Directly off the rear of the property is a large paved terrace with outside lighting and a low brick retaining wall. Steps ascend to a substantial and beautifully presented garden, established with a variety of mature plants, shrubs, and trees, and backing onto a stream and open fields. Additional features include further golden gravel and shrub beds and borders, along with a timber summerhouse.



DRONE PHOTOGRAPHY



Services (Wrexham)

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

Tenure: Freehold

Council Tax: Band F £3168.00

Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer (Wrexham)

If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice (Wrexham)

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.



Total area: approx. 118.1 sq. metres (1271.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	74
(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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