

Town & Country

Estate & Letting Agents

Bryn Estyn Road, Wrexham

£349,950



An exquisite and tremendously presented recently extended three bedroom south-facing detached bungalow, situated on a good sized corner plot on the Chester side of Wrexham. The property comprises; entrance hall, lounge, open plan kitchen/dining/seating room, utility room, three excellent sized bedrooms with one benefitting from a walk-in wardrobe and another with fitted wardrobes, and bathroom internally. Externally is a spacious driveway and garden to three aspects. Viewings cannot come more highly recommended!

Imperial Buildings, King Street, Wrexham, LL11 1HE
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Entrance Hall

Composite door to front. Loft access. Coved ceiling. Partly tiled flooring, Part wood laminate flooring. Radiator. Doors off to:



Open Plan Kitchen, Dining and Seating area

25'4" x 16'11"

Coved ceiling.



Utility Area

6'0" x 5'6"

Wall and base units. Space for washing machine and dryer. Wall mounted boiler. Extractor fan. Coved ceiling. Wood laminate flooring. Radiator.



Lounge

17'9" x 12'0"

A superb sized, light and airy room. Log multi-fuel fire. Coved ceiling. Double glazed window to rear. Radiator x2.



Kitchen Area

A superb open plan space. Range of contemporary style wall base and drawer units with complimentary quartz work surfaces and matching quartz splash back above sink / window sill and hob area. 1½ bowl stainless steel sink unit. Integrated dish washer, microwave and fridge freezer. Space for range style cooker with extractor hood over. Space for wine cooler. Breakfast bar seating area. Coved ceiling. Under floor heating. Window to front. Radiator.



Bedroom One

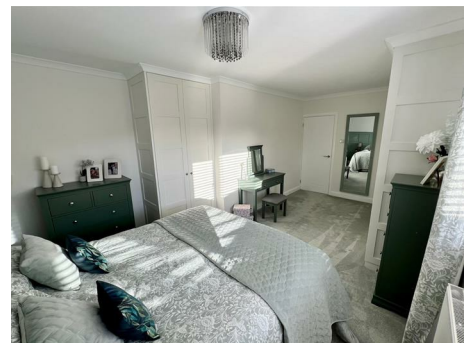
18'08" x 11'05"

Newly extended. Fitted wardrobes. Window to rear. Radiator.



Dining Area

Space for dining table and seating area. Coved ceiling. Wood laminate flooring. Radiators. Sliding double patio doors to rear.





Bedroom Two

12'6" x 9'1"

Coved ceiling. Window to rear. Radiator. Double door to walk in wardrobe. Coved ceiling. Wood laminate flooring. Window to front. Radiator.



Bedroom Three

9'8" x 8'7"

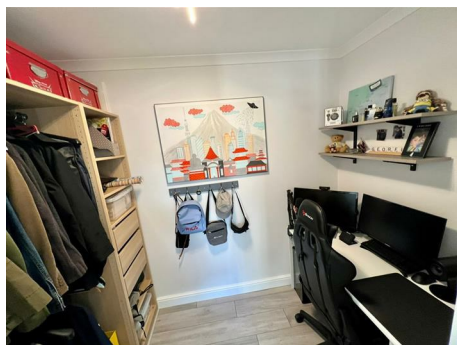
Coved ceiling. Wood laminate flooring. Window to front. Radiator.



Bathroom

8'5" x 8'9"

A superb, contemporary suite. Wash hand basin set in vanity unit. Low level WC. Shower cubicle with mains shower. Double ended bath. Radiator / towel rail. Coved ceiling. Extractor fan. Partly tiled walls. Tiled flooring. Window to front.



Walk In Wardrobe

8'9" x 5'5"

Coved ceiling. Built in shelving, drawers and hanging rails



Outside

There are gardens to three aspects. A south facing rear garden to include a summerhouse and gravelled area with well stocked borders, decked area and pergola seating area. To the front is a superbly landscaped garden with a stone laid block driveway and path. To the side is gravelled with a good sized shed.



Viewings

Strictly by prior appointment with Town & Country Wrexham I.E.A. On 01978 291345

To Make an Offer

If you would like to make an offer please contact the Office and one of the Team will assist you further.

Services

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

Mortgage Advice

Town and Country Property Services 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.

Hours of Business

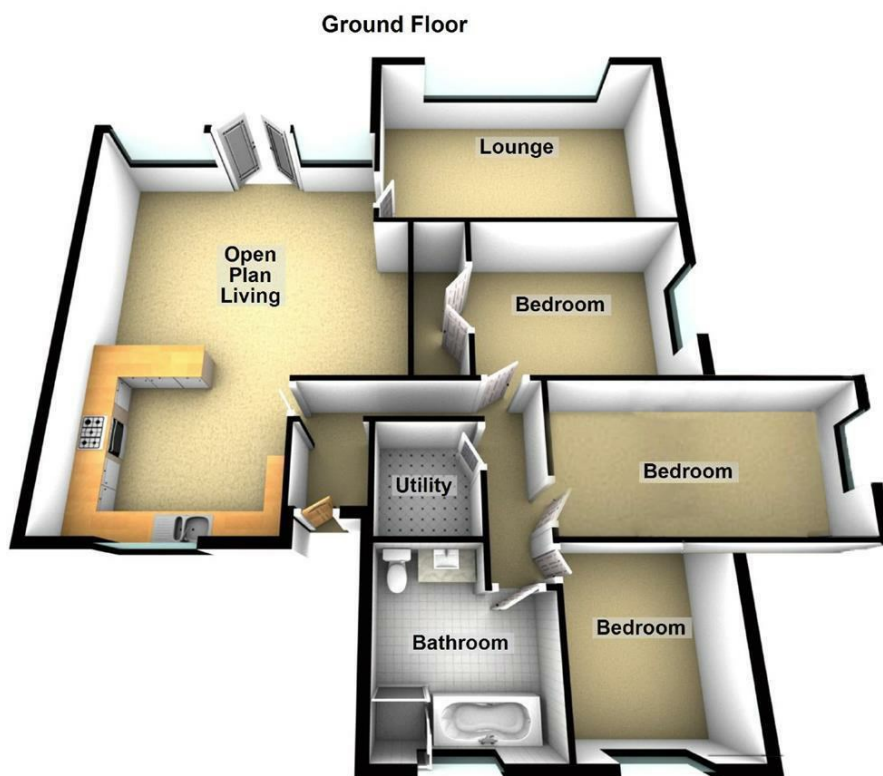
Monday to Friday - 8:30am - 5:30pm

Saturday - 9:00am - 4:00pm

Sunday - CLOSED

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. Unless informed otherwise by the vendor, this property is marketed under the assumption it is freehold.



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.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	83
England & Wales		EU Directive 2002/91/EC