

# Town & Country

Estate & Letting Agents

Windermere Road, Wrexham

Offers Over £199,950



A rare opportunity to purchase this two bedroom semi-detached bungalow situated in a sought after village location, having been updated and extended by the sellers to an excellent standard. The property comprises; entrance hall, lounge/diner, kitchen, two bedrooms, one en-suite shower room and separate bathroom. Externally is a lawned garden to front, with driveway and single garage providing ample off road parking. Viewings come highly recommended!

Imperial Buildings, King Street, Wrexham, LL11 1HE  
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**TEL: 01978 291345**

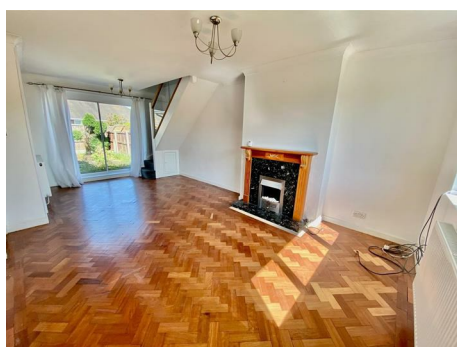


## Location

Situated in a popular and sought after location with easy access to Wrexham town centre facilities and the main road network for commuting to Chester city centre and the surrounding areas of employment.

## Entrance

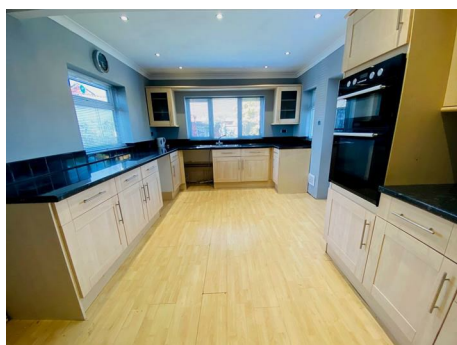
The property is accessed via a double glazed composite door to side. Inset spotlights to ceiling. Tile effect flooring. Radiator. Doors to:



## Lounge/Diner

21'0 x 11'11

Electric fire set within feature surround and hearth. Wood block flooring. Ample space for dining table and chairs. Double glazed window to front. Double glazed patio doors to rear. Radiator x2.



## Kitchen

16'3 x 10'6

A well presented kitchen fitted with a range of wall, base and drawer units with complementary work surfaces. One

and a half stainless steel sink unit and drainer with mixer tap. Integrated oven, hob and extractor fan above. Integrated grill. Space and plumbing for a washing machine. Space for fridge-freezer. Laminate flooring. Part tiled walls. Coved ceiling. Inset spotlights. Double glazed window to side and rear. Double glazed door to side. Radiator.



## Bathroom

6'5 x 5'6

Low level W/C. Pedestal wash hand basin. P-shaped panel enclosed bath with shower attachment over. Tiled flooring. Tiled walls. Heated towel rail. Cupboard housing Worcester combination boiler. Inset spotlights. Loft access. Double glazed window to side.



## Bedroom One

15'0 x 10'0

Wood block flooring. Double glazed window to front. Radiator.



## Bedroom Two

10'8 x 9'9

Access to eaves storage. Double glazed skylight to rear x2. Radiator.



## En-Suite

9'11 x 4'8

Low level W/C. Wash hand basin within vanity unit. Corner shower. Tiled walls. Tiled flooring. Heated towel rail. Inset spotlights. Double glazed skylight to side.



## Outside

To the front is a driveway leading to a single detached garage, which we are

informed the sellers will be dismantling, providing ample off road parking, along with a lawned garden. To the rear of the property is a low maintenance garden.

### 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 the office and one of the team will assist you further.

### Services (Wrexham)

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

### 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.

### Hours of Business (Wrexham)

Monday to Friday - 8:30am - 5:30pm  
Saturday - 9:00am - 4:00pm

### Additional Information (Wrexham)

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.

