

# Town & Country

Estate & Letting Agents

Snowdon Drive, Wrexham

Offers Over £260,000



Located in a highly desirable area of Wrexham, being beautifully presented and well maintained, is this three bedroom detached bungalow benefitting from both gas central heating UPVC double glazing and sitting in an enviable position looking out over Cambridge Square. The property, being south facing, comprises; a vestibule, an entrance hall, a spacious living room, kitchen, wet room, and either two or three bedrooms dependent on the requirement of a dining room. Externally to the front of the property is a lawn and shrubbed garden along with off-road parking in gated side access which leads to a low maintenance and enclosed rear garden.

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## Entrance

The property is entered through a composite double glaze front door which opens to Corey tiled flooring and a glazed internal door which opens to the reception hall.



## Reception Hall

10'8 x 6'0

Parquet flooring. Radiator. Leaded glazed doors off to the living room, the kitchen and the dining room/bedroom three. Further woodgrain doors open to the airing cupboard, which houses the gas combination boiler, the cloaks cupboard and to the wet room and to the two further bedrooms.



## Lounge

15'4 x 12'10

Featuring parquet flooring, a bow window to the front elevation, radiator, a coved ceiling, and a living, flame gas fire set within a marble half an feature Adam style surround.



## Kitchen

11'00 x 9'10

Fitted with a range of attractive white wall base and drawer units complimented by stainless steel handles. worksurface space houses a stainless steel 1 1/2 bowl sink unit with a mixer tap and tiled splashback. Integrated appliances include a stainless steel double oven, a hob and extractor fan fridge and freezer. There is a radiator, downlights set within the ceiling and a UPVC double glazed back door and window opening to the conservatory.



## Conservatory

9;10 x 7'00

Are UPVC double glazed frame with a door opening to the rear garden.



## Bedroom One

13'0 x 10'6

Range of fitted wardrobes along with a chest of drawers and dressing table, parquet, flooring, radiator, and a window to the rear elevation.



## Bedroom Two

9'10 x 9'0

With parquet flooring, a bow window to the front elevation and the radiator.



## Bedroom Three / Dining Room

10'2 x 8'0

Having parquet flooring, radiator and window to the rear elevation. There is

also provision for a wall mounted television.



## Wet Room

With a wall mounted, thermostatic shower, low-level WC, wash handbasin with mixer, tap, and vanity unit, partially tiled walls, a chrome heated towel rail, and extractor fan set within the ceiling and opaque window to the rear elevation.

## Garage

power and light rear access door on an automatic garage door with a motor that has just recently been replaced.



## Outside

### Front

With a London shrub garden to the front, along with a paved patio area, brick block, off-road parking and a matching pathway that leads to the front door along with an external courtesy light. The front of the property looks out onto Cambridge Square, which is predominantly lawned with a scattering mature trees.

### Rear

Within the rear garden there is a brick outbuilding which has power and is

used to house the washing machine.

Iron gated side access leads to the rear garden which is low maintenance with raised paved terraced area with an outside light and three steps down to allow maintenance, gravelled, Shrugged with pattern paving, a timber shed and timber summer house.

## 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.

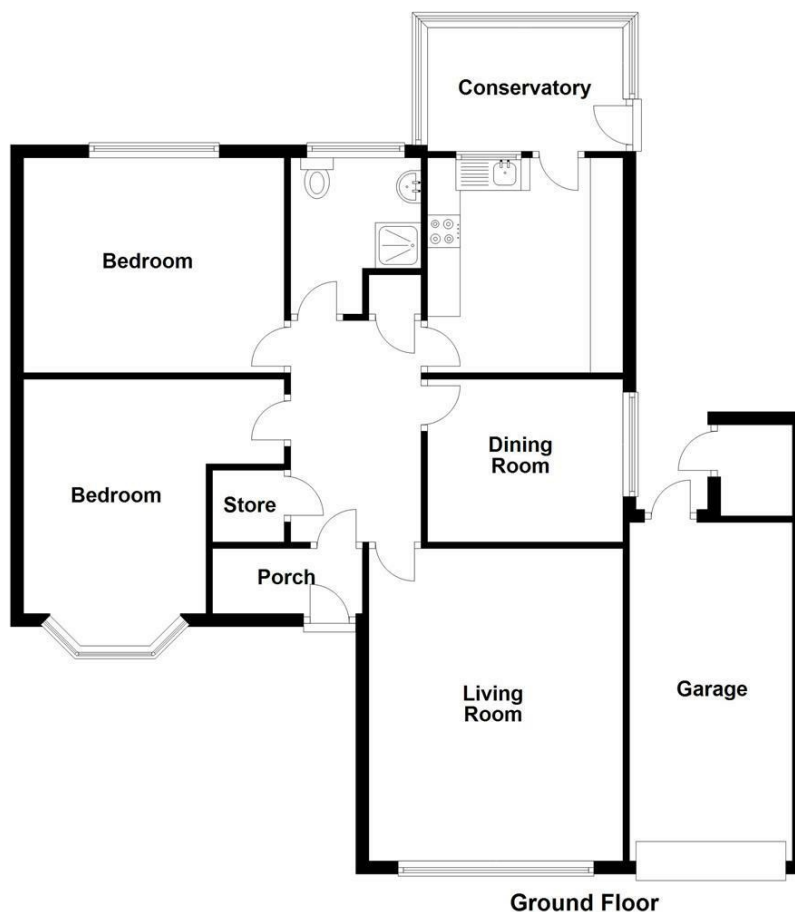
Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624  
**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

## 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.



Approx. 100.7 sq. metres (1083.4 sq. feet)

Total area: approx. 100.7 sq. metres (1083.4 sq. feet)

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	