

Town & Country

Estate & Letting Agents

Friars Close, Wrexham

£225,000



Located in a quiet cul-de-sac in a popular Wrexham suburb, this detached bungalow offers easy access to the town, motorway links, and local amenities. Requiring some modernisation, it benefits from double glazing and gas central heating. The accommodation includes an entrance porch, living room, kitchen, inner hallway, shower room and three bedrooms. Externally, there are lawned and shrubbed gardens to the front and a mainly lawned rear garden with a gravelled area.

The property is offered with no onward chain.

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DESCRIPTION

Located in a quiet cul-de-sac within a highly desirable suburb of Wrexham, this detached bungalow offers easy access to Wrexham town, motorway links, and a wide range of local amenities. In need of a degree of modernisation, the property benefits from double glazing and gas central heating. Accommodation includes an entrance porch, living room, kitchen, inner hallway, shower room, and three bedrooms. Externally, the home enjoys lawned and shrubbed gardens to the front and a predominantly lawned rear garden with a gravel and shrub area. The property is available with no onward chain.



LOCATION

Situated in a quiet cul-de-sac within a highly sought-after suburb of Wrexham, the property enjoys excellent access to Wrexham town centre, local amenities, reputable schools, and key motorway links. The area offers a pleasant residential setting with convenient transport connections, making it ideal for commuters and those seeking a peaceful yet well-connected location.

ENTRANCE PORCH

The property is entered via an opaque stained-glass UPVC door into the entrance porch, which features woodgrain-effect laminate flooring, a double-glazed window to the front elevation, and a glazed internal door leading into the living room.



LIVING ROOM

16'6 x 10'4

A spacious room with a large double-glazed, partially opaque window to the front elevation, woodgrain-effect laminate flooring, a radiator, and an Adam-style feature fireplace currently housing an electric fire. Doors lead to the kitchen and the inner hallway.



KITCHEN

9'6 x 7'6

Fitted with light woodgrain-effect wall, base, and drawer units with stainless steel handles. Worksurfaces include a stainless steel single drainer sink with mixer tap and tiled splashback. There is a radiator, space and plumbing for a

washing machine, and space for a cooker. A double-glazed window faces the side elevation, and an opaque UPVC double-glazed door also opens to the side.



INNER HALLWAY

Provides access to the loft, features woodgrain laminate flooring, and leads to the shower room and all three bedrooms.



BEDROOM ONE

10'3 x 11'3

With a double-glazed window to the rear elevation, woodgrain-effect laminate flooring, and a radiator.



BEDROOM TWO

9'6 x 7'5

Also overlooking the rear elevation with a double-glazed window, woodgrain-effect laminate flooring, and a radiator.



BEDROOM THREE

6 x 6'8

With woodgrain laminate flooring and a double-glazed window to the side elevation. Currently used as an office.



SHOWER ROOM

10'3 x 4'5 (max)

Fitted with a white three-piece suite comprising a corner shower enclosure with thermostatic shower, dual-flush low-level WC, and pedestal wash hand basin with waterfall mixer tap. The

walls are partially tiled, there is a heated towel rail, and a built-in cupboard houses the gas combination boiler. An opaque double-glazed window faces the side elevation.



EXTERNALLY

To the front of the property are lawned gardens with a variety of plants, shrubs, and trees. A paved and gravelled driveway runs along the left-hand side of the bungalow. Timber gated access leads to the side of the property, continuing through to the rear garden and the detached garage. The rear garden is mainly laid to lawn, with a gravelled and shrubbed area towards the back.

GARAGE

Single detached garage

Services

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

Freehold

Council Tax - D (£2193 Per Year)

Viewings

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

To Make an Offer

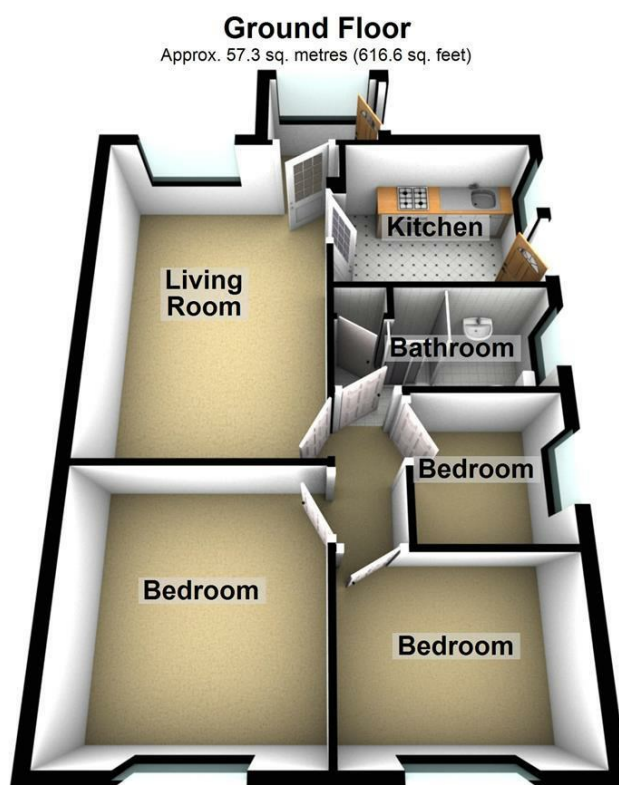
If you would like to make an offer, please contact a member of our team who will assist you further.

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.



Total area: approx. 57.3 sq. metres (616.6 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	78
England & Wales		EU Directive 2002/91/EC

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.