

# Town & Country

Estate & Letting Agents

Osborne Road, Wrexham

£200,000



A well-presented two-bedroom detached bungalow offering modern interiors, a feature log burner, low-maintenance gardens, off-road parking and a detached garage, all set within a convenient Wrexham location.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345

## DESCRIPTION

This well-presented two-bedroom detached bungalow offers comfortable single-level living with modern finishes throughout. The accommodation comprises an entrance hall, a bright living room featuring a cast-iron log burner and French doors opening onto the rear garden, and a modern shaker-style kitchen with integrated appliances and direct garden access. There are two bedrooms, including a principal bedroom with fitted mirrored wardrobes, along with a bathroom. Externally, the property benefits from low-maintenance front and rear gardens, off-road parking and a detached garage. Ideally positioned within a popular residential area of Wrexham, the property provides convenient access to local amenities, transport links and the town centre.



## LOCATION

Situated in a popular residential area of Wrexham, LL11 2EY offers convenient access to local amenities, schools and public transport links. Wrexham town centre is within easy reach, providing a wide range of shops, supermarkets, leisure facilities and restaurants. Excellent road links connect to the A483, allowing straightforward travel towards Chester, Oswestry and the wider North Wales and North West regions.

## ENTRANCE HALL

The property is entered via an opaque

uPVC double-glazed front door, opening into an entrance hall with grey wood-grain effect ceramic tile flooring. The hall benefits from a radiator and doors opening to the living room, both bedrooms and the bathroom.



## LIVING ROOM

13'6 x 12'6

Featuring wood-grain effect ceramic tile flooring, a radiator and a built-in shelved storage cupboard. uPVC double-glazed French doors open onto the rear garden. The room is further enhanced by a ceramic tiled fireplace with oak mantel, housing a cast-iron log burner. A door leads through to the kitchen.



## KITCHEN

13'1 x 7'6

Fitted with a range of grey wood-grain effect shaker-style wall, base and drawer units, complemented by stainless steel handles and ample work surface space. Incorporating a stainless steel single drainer sink with mixer tap and tiled splashbacks. Integrated appliances include a stainless steel oven, hob and extractor hood. There is

space and plumbing for a washing machine, space and plumbing for a slimline dishwasher, and space for a tower fridge/freezer. Ceramic tiled flooring continues throughout, with recessed ceiling downlights, a window to the side elevation, and an opaque uPVC double-glazed door opening to the rear garden.



## BEDROOM ONE

13'6 x 7'5

With ceramic tiled flooring, a window to the front elevation with radiator beneath, and a range of fitted wardrobes with four sliding doors incorporating inset mirrors.

## BEDROOM TWO

7'10 x 7'0

Featuring ceramic tiled flooring, a radiator and a window facing the side elevation.

## BATHROOM

This well-presented bathroom is finished in a contemporary style, featuring a modern white suite comprising a panelled bath with shower attachment, pedestal-style wash hand basin set within a sleek vanity unit, and WC. The walls & flooring is fully tiled and a frosted window allows natural light.



## EXTERNALLY

To the front of the property is a golden gravel and shrub garden with a pathway leading to the front door, which benefits from a storm porch and external light. Off-road parking is located to the right-hand side of the bungalow, along with timber access leading to the detached garage and rear garden. The rear garden is low maintenance, being predominantly laid to golden gravel with a slightly raised paved patio area. It is fully enclosed by timber fence panels. A timber gate provides side access to a storage area and the detached garage, which is fitted with double timber doors.

## Services (Wrexham)

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

Tenure: Freehold

Council Tax Band D - £2193.00

## 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.

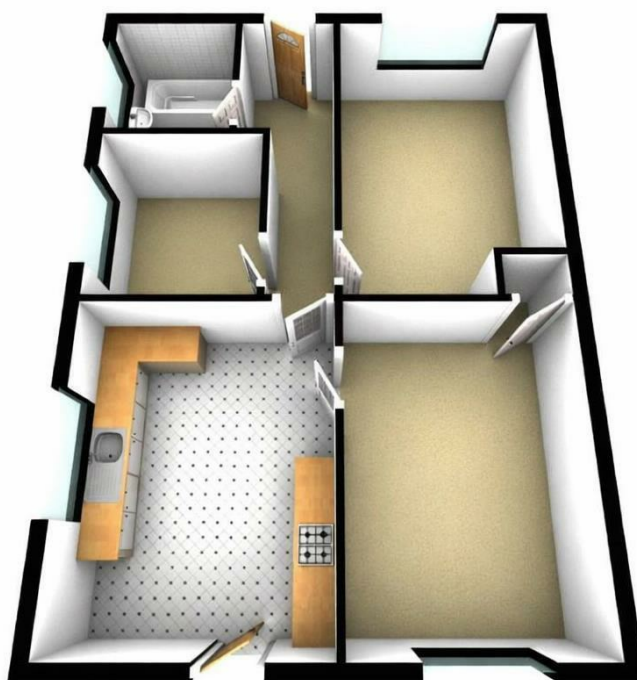
## Mortgage Advice (Wrexham)

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.

### Ground Floor



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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |