

Town & Country

Estate & Letting Agents

Wesley Road, Wrexham

Offers In The Region Of

£275,000



Situated in a sought-after semi-rural location with stunning rear countryside views, this detached bungalow has been recently modernised and is presented to a high standard throughout. It offers UPVC double glazing, oil central heating, and includes a vestibule, reception hall, living room, modern kitchen/diner, four-piece bathroom, study, and three bedrooms. Externally, double iron gates provide access to ample off-road parking and a single garage, with well-maintained gardens to the front and a south-facing rear garden enjoying open views.

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DESCRIPTION

Situated in a desirable semi-rural location with stunning countryside views to the rear, this detached bungalow has recently undergone a comprehensive programme of modernisation and refurbishment, and is presented to an exceptional standard throughout. The property benefits from UPVC double glazing and oil central heating, and briefly comprises an entrance vestibule, reception hall, living room, contemporary kitchen/diner, modern four-piece bathroom, study, and three bedrooms.

Externally, double iron gates lead to ample off-road parking and a single garage, while the well-maintained gardens to both front and rear offer attractive outdoor spaces, with the rear garden enjoying a sunny south-facing aspect and beautiful open views.



LOCATION

Nestled in the charming village of Bwlchgwyn, this property enjoys a peaceful rural setting while offering excellent access to nearby towns and amenities. Bwlchgwyn is known for its friendly community, picturesque countryside, and stunning panoramic views, making it an ideal location for those seeking tranquillity without sacrificing convenience. Nearby villages benefit from local shops, schools, and recreational facilities, with easy road links to Wrexham, Chester, and surrounding areas. Outdoor enthusiasts will appreciate the proximity to beautiful walking trails and nature reserves, providing a perfect balance of country living and modern accessibility.

VESTIBULE

The property is entered through a UPVC stained glass, leaded, opaque front door, opening onto woodgrain-effect laminate flooring. A light oak veneer door leads into the reception hall.



RECEPTION HALL

Featuring a continuation of the woodgrain laminate flooring, the reception hall provides access to the loft via two hatches. Light oak veneer doors lead to the living room, bathroom, study, all three bedrooms, and the airing cupboard. A partially glazed oak veneer door opens into the kitchen/diner.





LIVING ROOM

16'3 x 12'1

A well-proportioned room with woodgrain-effect laminate flooring, a feature light woodgrain-effect fireplace, and a window overlooking the front elevation with a radiator beneath.



KITCHEN / DINER

23'7 x 10'8 (max)

Fitted with ceramic tiled flooring throughout, this spacious room features windows to both side elevations and radiators in both the dining and kitchen areas. The kitchen has been recently installed with a range of modern wall, base, and drawer units with stainless steel handles and granite work surfaces. These incorporate a double Belfast sink with mixer tap and tiled splashback. There is space for a cooker with extractor hood above, as well as space for a fridge freezer and washing machine.

Recessed ceiling downlights are fitted, and patio doors open onto the rear garden, offering lovely rural views.





BEDROOM ONE

10'10 x 10'2

With woodgrain-effect laminate flooring, a window to the front elevation, and a radiator below.



STUDY

7'6 x 5'6 (max)

An L-shaped room with ceramic tiled flooring and an opaque window to the rear elevation.





BEDROOM TWO

10'10 x 8'10

A window faces the front elevation with a radiator beneath.



BEDROOM THREE

7'3 x 9'5

A window overlooks the rear garden, with a radiator below.



BATHROOM

9'7 x 7'2

Recently fitted with a modern white four-piece suite comprising a panelled bath with mixer tap, a low-profile shower enclosure with screen and wall-mounted electric shower, a dual flush low-level WC, and a vanity unit with wash hand basin and mixer tap.

The room features ceramic tiled flooring, panelled walls, a chrome heated towel rail, an opaque rear window, and recessed ceiling downlights with extractor fan.

GARAGE

17'2 x 7'9

Housing a floor-standing Worcester oil boiler, the garage benefits from power and lighting, a rear pedestrian door, and an up-and-over door to the front.



EXTERNALLY

The property is approached via double iron gates opening onto a spacious brick-block driveway, providing ample off-road

parking to the front of the bungalow and access to the garage. The front garden is beautifully presented, mainly laid to lawn with established, well-stocked borders featuring a variety of shrubs and trees. A brick-block pathway leads to the side of the property through iron gates into the rear garden, with an additional gate opening into a small compound ideal for bin storage. An arched canopy with external lighting provides access to the main entrance door.

The south-facing rear garden is beautifully presented and includes a paved patio area, brick pathways, lawn, gravel sections, and well-stocked borders with a variety of plants, shrubs, and trees. A seating area enjoys stunning views over the surrounding fields and countryside. The garden also benefits from an external water supply and outside lighting.



DRONE





Services

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

Freehold

Council Tax Band - E (£2680 Per Year)

Viewings

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

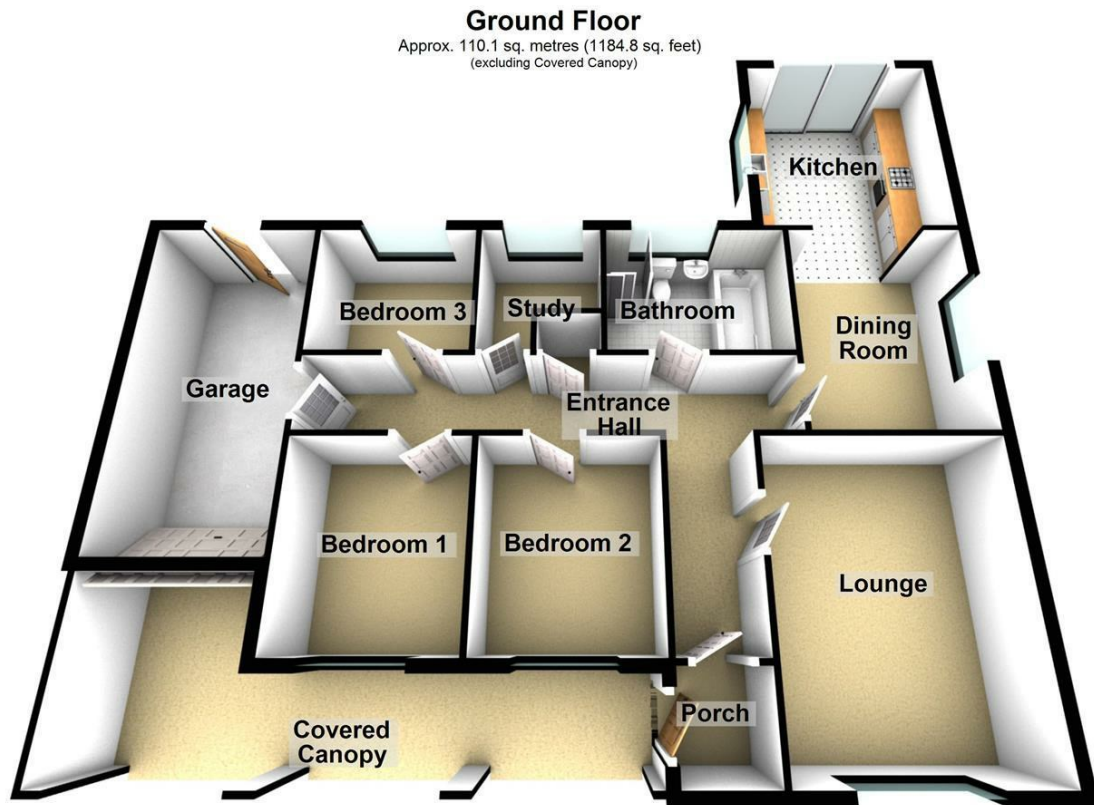
To Make an Offer

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.



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