Town & Country
Estate & Letting Agents

Bonc Wen, Rhosllanerchrugog, Wrexham £250,000









Situated within easy walking distance of the centre of this popular village south of Wrexham, Westwinds is a spacious detached double-fronted bungalow offering versatile accommodation throughout. The property comprises an inviting entrance hall, three double bedrooms, a fitted bathroom, spacious living room with feature fireplace, generous conservatory, fitted kitchen, and useful side hallway. Externally, there is off-road parking, a single garage, brick outbuilding, and a low-maintenance south-west facing rear garden. Offered for sale with the benefit of no onward chain, this property presents an excellent opportunity for those seeking single-storey living in a convenient village location.

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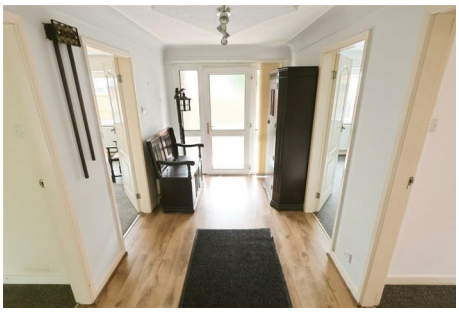
DESCRIPTION

A well-presented detached double-fronted bungalow offering three double bedrooms, a spacious living room, generous conservatory, garage, off-road parking, and a low-maintenance south-west facing garden. Conveniently located within walking distance of village amenities and offered for sale with no onward chain.



LOCATION

Rhosllanerchrugog is a popular village on the outskirts of Wrexham, offering a range of local amenities including shops, schools, cafés and healthcare facilities. The village enjoys excellent transport links, with easy access to Wrexham town centre, the A483 and surrounding areas. Surrounded by attractive countryside, it provides a perfect balance of village living and everyday convenience.



ENTRANCE HALL

11'7" x 6'7"

Entered via an opaque UPVC double-glazed front door, the welcoming entrance hall features wood-effect flooring and provides access to the three bedrooms, bathroom, and living room.



LIVING ROOM

15'5" x 12'0"

A comfortable living space featuring a central living flame gas fire with Adam-style surround. Additional features include a radiator, recessed ceiling spotlights, a patio door to the side elevation, UPVC double-glazed French doors opening into the conservatory, and a sliding glazed door leading to the kitchen.





CONSERVATORY

19'1" x 13'0"

A generous conservatory constructed with a low brick wall and UPVC double-glazed frame. Benefiting from a ceramic tiled floor, radiator, and French doors opening onto the rear garden.



KITCHEN

11'6" x 7'8"

Fitted with a range of light woodgrain-effect wall, base and drawer units complemented by stainless steel handles and work surfaces incorporating a stainless steel single drainer sink with mixer tap and tiled splashback. Additional features include display cabinets, a cupboard housing the gas combination boiler, plumbing for a washing machine, ceramic tiled flooring, a rear-facing window, and a glazed door leading to the side hallway.



BEDROOM ONE

11'7" x 10'9" (max)

A spacious double bedroom featuring a bay window to the front elevation, radiator, and a living flame gas fire set within an attractive feature surround. This room has previously been utilised as an additional sitting room.



BEDROOM TWO

11'7" x 10'9" (max)

A well-proportioned double bedroom with a bay window overlooking the front elevation and a radiator.



BEDROOM THREE

11'7" x 9'7" m

A further double bedroom benefiting from a radiator and UPVC double-glazed French doors opening into the conservatory.



BATHROOM

6'4" x 5'2"

Fitted with a three-piece suite comprising a low-level dual flush WC, pedestal wash hand basin, and panelled bath. The room features ceramic tiled flooring, partially tiled walls, a chrome heated towel rail, loft access, and an opaque internal window to the conservatory.

SIDE HALLWAY

14'5" x 3'3"

With ceramic tiled flooring, a side-facing window, and UPVC double-glazed doors providing access to both the front and rear gardens.

OUTBUILDING

9'6" x 3'6"

Accessed via an opaque UPVC double-glazed door, the outbuilding benefits from power, lighting, and an opaque window.



GARAGE

Single garage accessed via an up-and-over door.



EXTERNALLY

To the front, double wrought iron gates open onto a driveway providing off-road parking and access to the garage. A separate pedestrian gate leads to a low-maintenance frontage with decorative gravel, paving, shrub borders, and an outside light beneath the storm porch.

The rear garden enjoys a sunny south-westerly aspect and has been designed for ease of maintenance, being predominantly paved with slate chippings. Additional features include an outside water supply, external lighting, and access to the brick outbuilding.

Services (Wrexham)

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

Tenure - Freehold
Council Tax - Band D

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

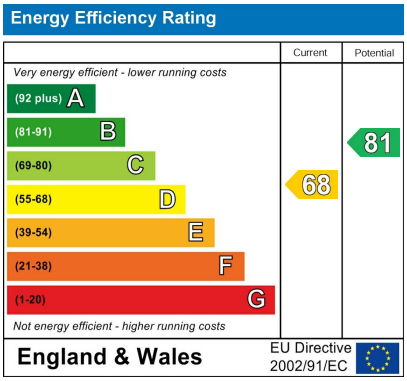
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

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Total area: approx. 103.6 sq. metres (1114.7 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 most 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.