

Town & Country

Estate & Letting Agents

Mold Road Estate, Wrexham

£175,000



A well-proportioned two-bedroom bungalow situated in the popular residential area of Gwersyllt. The accommodation includes a spacious living room, fitted kitchen, conservatory, two bedrooms and a shower room.

Externally, the property benefits from a low-maintenance paved rear garden, greenhouse, timber shed and single garage, making it an appealing option for buyers seeking convenient single-storey living.

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DESCRIPTION

A two-bedroom bungalow offering comfortable single-storey accommodation, including a spacious living room, fitted kitchen, conservatory and shower room. The property also benefits from a low-maintenance rear garden, greenhouse, shed and single garage.

LOCATION

Mold Road is conveniently positioned within Gwersyllt, approximately two miles north-west of Wrexham city centre. The village offers a good range of everyday amenities, schools and transport links, including Gwersyllt railway station, with services towards Wrexham and Bidston. The A541 provides convenient road access towards both Wrexham and Mold, while Alyn Waters Country Park is also situated nearby and offers attractive countryside walks and recreational space.

ENTRANCE HALL

2.71 ft x 9.37 ft

The property is entered via a UPVC double-glazed front door, opening into the entrance hallway. A radiator is positioned to the right-hand side, while internal doors provide access to the bedrooms, kitchen, living room, dining room and bathroom.



LIVING ROOM

10.05 ft x 13.66 ft

A well-proportioned living room accessed via a glazed wooden internal door and featuring an attractive UPVC double-glazed bow window to the front elevation.

The room benefits from a large radiator, a gas fire with an attractive mantelpiece and surround, and two wall lights positioned either side of the chimney breast. There is also a useful built-in cupboard housing the water tank.





KITCHEN

8.64 ft x 8.52 ft

A good-sized kitchen fitted with a range of light oak-effect wall and base units, complemented by partially tiled walls and ceramic tiled flooring.

The kitchen provides space for a hob and oven, washing machine, fridge and freezer, and also houses the combi boiler. A UPVC double-glazed window overlooks the side elevation, while a glazed wooden internal door leads through to the conservatory.



CONSERVATORY

8.52 ft x 8.57 ft

A useful additional reception space featuring ceramic tiled flooring continuing seamlessly from the kitchen.

The conservatory benefits from UPVC double glazing throughout, a fitted ceiling fan, polycarbonate roof and UPVC double-glazed patio doors providing direct access to the rear garden.





BATHROOM

5.58 ft x 6.45 ft

The bathroom comprises a wash hand basin, WC and walk-in shower enclosure with a fitted seat, handrails and sliding shower doors.

A UPVC double-glazed opaque window overlooks the side elevation, with a radiator positioned to the right-hand side.



BEDROOM ONE

11.07 ft x 12.60 ft

A spacious main bedroom featuring a UPVC double-glazed window overlooking the front elevation, with a large radiator positioned beneath.

The room also benefits from floor-to-ceiling fitted wardrobes spanning one wall and incorporating sliding doors.





BEDROOM TWO

9.16 ft x 8.84 ft

A well-presented second bedroom featuring a UPVC double-glazed bow window overlooking the front elevation, with a radiator positioned beneath.

The room is accessed via a glazed wooden internal door and benefits from wood-effect sheet vinyl flooring continuing from the hallway, together with two mains-powered wall lights.



REAR GARDEN

Externally, the property benefits from a low-maintenance rear garden, predominantly paved for ease of upkeep.

The garden also features a timber storage shed and greenhouse, together with a single garage. The garage can be accessed via a wooden side door as well as from the front.



GARAGE



EXTERNALLY

Services (Wrexham)

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

Council Tax Band - C

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.

Viewings (Wrexham)

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



AWAITING FLOORPLAN

COMING SOON

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 