Town & Country
Estate & Letting Agents

Greyfriars, Wrexham

Offers Over £200,000









Located in the sought-after area of Wrexham, Greyfriars enjoys a convenient residential setting within easy reach of a range of local amenities. The surrounding area offers access to shops, schools, healthcare facilities and everyday essentials, while Wrexham city centre provides a wider selection of shopping, restaurants and leisure facilities. The property is also conveniently positioned for access to the A483, offering transport links towards Chester, Oswestry and the wider North Wales region, making it an appealing location for a variety of purchasers.

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DESCRIPTION

Situated in a pleasant residential location, this three-bedroom detached bungalow offers spacious and versatile accommodation throughout, with plenty of potential for purchasers looking to put their own stamp on a property. The accommodation comprises an entrance porch, a generously sized living room with an original fireplace, a separate dining area, fitted kitchen, three bedrooms and a family bathroom. Externally, the property benefits from an enclosed garden with established planting, an apple tree, a paved patio area and useful outbuildings, including a shed and greenhouse. Offering single-storey living with excellent potential for modernisation, this property is ideal for those seeking a home they can make their own.



LOCATION

Situated in the popular Garden Village area of Wrexham, 1 Greyfriars enjoys a convenient residential setting within easy reach of a range of local amenities. The surrounding area offers access to shops, schools, healthcare facilities and everyday essentials, while Wrexham city centre provides a wider selection of shopping, restaurants and leisure facilities. The property is also conveniently positioned for access to the A483, offering transport links towards Chester, Oswestry and the wider North Wales region, making it an appealing location for a variety of purchasers.



ENTRANCE PORCH

7'36' x 5'11'

The property is entered via a UPVC double-glazed door leading into the entrance porch. The porch features a small UPVC double-glazed window overlooking the front elevation, a partially exposed brick wall and an internal door providing access to the living room.



LIVING ROOM

16'78' x 10'75

A spacious and welcoming living room featuring a large UPVC double-glazed window overlooking the front elevation, allowing plenty of natural light to enter. The room retains an original fireplace, providing a charming focal point, while an internal door leads through to the kitchen/dining area.

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KITCHEN/DINER

8' x 10'

The dining area benefits from a UPVC double-glazed window overlooking the front elevation, with a radiator positioned to the left-hand side upon entering. An open archway provides access to the kitchen, creating a natural flow between the two spaces, while a sliding door leads through to the inner hallway, providing access to the bedrooms and family bathroom.



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KITCHEN

8' x 14'

The kitchen features a large UPVC double-glazed window overlooking the front elevation, together with a further window to the side elevation, allowing plenty of natural light throughout. Fitted with traditional cabinetry and oak-effect worktops, the kitchen provides space for a washing machine, cooker and fridge freezer. A UPVC double-glazed external door provides convenient access to the garden



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BATHROOM

7'92 x 4' 87'

The family bathroom is fitted with a bath, WC and freestanding wash basin, complemented by a heated towel radiator.

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BEDROOM ONE

11'62 x 10'70'

A generously proportioned main bedroom featuring a large UPVC double-glazed window overlooking the rear garden. The room benefits from fitted wardrobes, providing useful storage, together with a radiator positioned to the left-hand side upon entering.



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BEDROOM TWO

10' x 7'88'

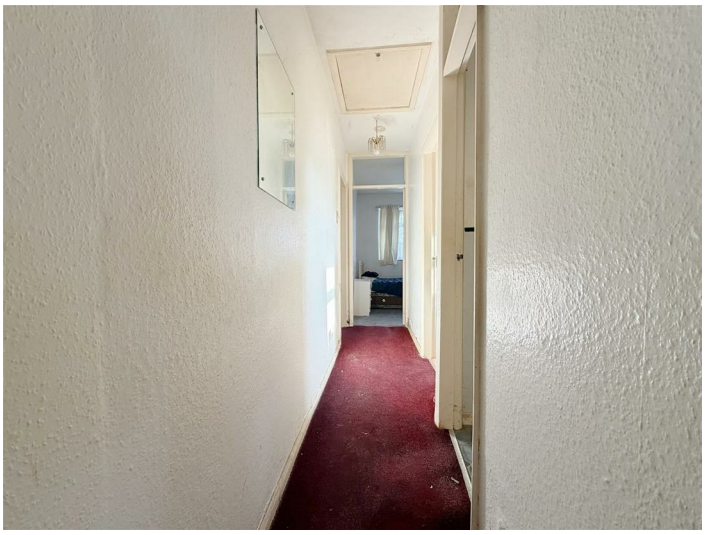
The second bedroom benefits from a UPVC double-glazed window overlooking the rear garden, allowing natural light to enter. A radiator is positioned to the right-hand side upon entering.



BEDROOM THREE

6'78 x 7'

Bedroom three features a UPVC double-glazed window overlooking the side elevation, with a radiator positioned beneath. This room offers flexibility for use as a single bedroom, home office or additional storage space.



HALLWAY

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REAR GARDEN

The rear garden features a paved patio area immediately outside the property, providing space for outdoor seating and entertaining. Side access can be found to the right-hand side, while the remainder of the garden benefits from established planting, attractive brick borders and an apple tree. The garden also provides access to a shed, greenhouse and an additional storage shed, offering useful space for gardening equipment and outdoor storage.



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EXTERNAL

GARAGE

The property benefits from a single garage, providing useful storage or secure parking, together with additional off-road parking positioned directly in front of the 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.

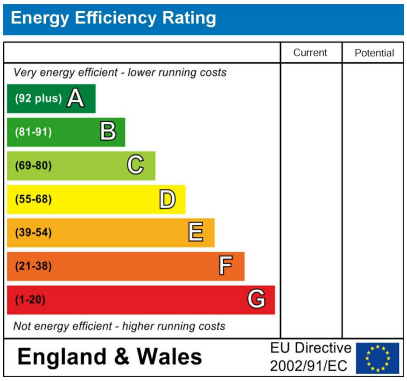
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AWAITING FLOORPLAN

COMING SOON



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