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Estate & Letting Agents

Mold Road Estate, Gwersyllt, Wrexham £149,950









A well-presented two-bedroom bungalow offering comfortable and practical accommodation throughout, comprising two bedrooms, a spacious living room, fitted kitchen and family bathroom. The property benefits from UPVC double glazing, a feature fireplace and patio doors opening onto an attractive three-tiered rear garden, offering a variety of seating and entertaining areas. With its versatile outdoor space and convenient single-storey layout, this property is ideally suited to a range of purchasers.

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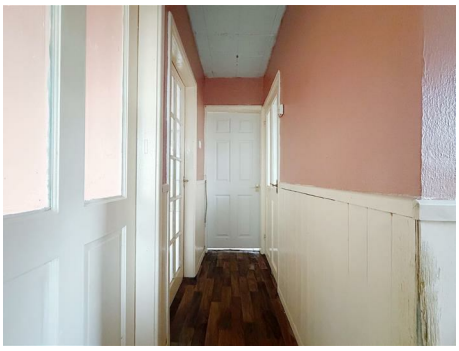
DESCRIPTION

An attractive two-bedroom bungalow offering comfortable single-storey accommodation, including a spacious living room with original fireplace, fitted kitchen and family bathroom. The property benefits from UPVC double glazing and a delightful three-tiered rear garden featuring a pergola, decked seating areas and paved patio, providing excellent space for outdoor relaxation and entertaining.



LOCATION

Situated within the popular residential area of Gwersyllt, on the outskirts of Wrexham, the property enjoys a convenient location with access to a range of local amenities, including shops, schools, supermarkets and everyday services. Gwersyllt also benefits from a railway station and regular road connections to Wrexham city centre and the surrounding areas. The nearby A483 provides convenient access towards Chester and the wider road network, making this a practical location for commuters and those looking to enjoy the convenience of local amenities while remaining within easy reach of the city centre.



ENTRANCE HALL



PORCH



PRINCIPAL BEDROOM

11'7 x 13'1

A well-proportioned main bedroom featuring a large UPVC double-glazed window overlooking the front elevation, allowing plenty of natural light into the room, with a radiator positioned beneath.





BEDROOM TWO

8'6 x 9'11

The second bedroom benefits from a UPVC double-glazed window overlooking the front elevation, with a radiator positioned beneath. This versatile room could also be utilised as a home office or guest bedroom.





LIVING ROOM

10'9 x 14'5

A spacious living room featuring an original fireplace, providing an attractive focal point to the room. UPVC double-glazed patio doors open directly onto the rear garden, allowing natural light to flow into the space and providing convenient access to the outdoor seating areas. The room also benefits from a useful storage cupboard housing the boiler tank.





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KITCHEN

9'2 x 9'5

The kitchen is fitted with a range of white wall and base units, complemented by white marble-effect wall tiling and tiled flooring. A UPVC double-glazed window overlooks the side elevation, providing natural light. An internal door leads into the porch area, while a large radiator is positioned to the left-hand side upon entering.



REAR ACCESS



BATHROOM

6'2 x 5'3

The bathroom comprises a bath with shower attachment, freestanding washbasin and WC. Additional features include a UPVC double-glazed opaque window providing natural light and privacy, a radiator positioned to the left-hand side upon entering and access to the loft space.



EXTERNALLY

A particular feature of this property is its attractive three-tiered rear garden, thoughtfully arranged to provide a variety of outdoor seating and entertaining areas. Immediately outside the living room patio doors is a pergola area, ideal for outdoor dining and relaxation. This leads onto a decked seating area, with steps rising to a paved patio on the second tier, which also benefits from a useful garden shed providing additional storage. Further steps lead to the third tier, where an additional decked area offers another pleasant space to sit and enjoy the garden. The different levels provide a versatile outdoor setting, ideal for both entertaining and everyday enjoyment.





Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.
Council Tax Band C
Tenure: Freehold

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.

Property Particulars Disclaimer

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

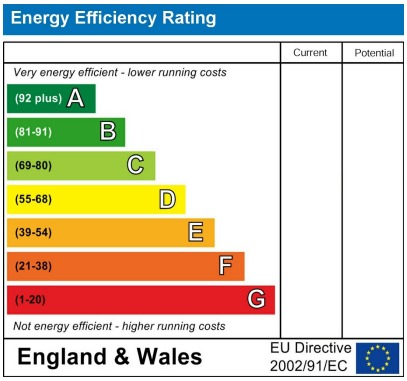
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AWAITING FLOORPLAN

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 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.