



## Holyrood Crescent, Wrexham LL11 2EN

**£265,000**

A spacious 4 bedroom detached dormer bungalow situated within a popular residential area close to Wrexham city centre. This excellent property offers a spacious lounge, 2 bedrooms to the ground floor and 2 bedrooms to the first floor as well as a double garage and ample off road parking. Located close to Wrexham city centre there a wealth of local amenities close to hand as well as having excellent access to the A483 for commuting. In brief the property comprises of; front porch, hallway, lounge, dining area, kitchen, utility room, 2 bedrooms and bathroom to the ground floor and 2 bedrooms to the first floor.

- A spacious 4 bedroom detached dormer bungalow
- Spacious lounge
- Good size kitchen
- Double garage
- Ample off road parking
- Popular residential area



## Side Porch

French doors opens into the porch with wood effect cushioned flooring, door to a storage cupboard.

## Hallway

A wide hallway with stairs off to the first floor, wood effect cushioned flooring, double glazed window.

## Lounge

4.53m x 3.20m (14'10" x 10'5")

A spacious room with a wall mounted electric fire, carpeted flooring, archway into dining area.

## Dining Area

3.95m x 2.43m (12'11" x 7'11")

With a double glazed window to the rear, carpeted flooring, sliding door into the utility room.

## Utility Room

2.63m x 2.30m (8'7" x 7'6")

A useful room with plumbing for a washing machine, space for a dryer, double glazed window, door to the rear garden, tiled flooring.

## Kitchen

3.61m x 2.95m (11'10" x 9'8")

Fitted with matching wall, drawer and base units, working surface with inset stainless steel sink and drainer, space for a large cooker, extractor fan, space for a fridge/freezer, door to a storage cupboard, 2 double glazed windows, tile effect cushioned flooring.

## Bedroom 1

3.63m x 3.28m (11'10" x 10'9")

Spacious and well presented with a double glazed window to the front, carpeted flooring, fitted wardrobes.

## Bedroom 4

2.77m x 2.56m (9'1" x 8'4")

With a double glazed window to the front, carpeted flooring.

## Bathroom

1.63m x 1.94m (5'4" x 6'4")

Fitted with a low level w.c, hand wash basin with vanity unit under, bath with wall mounted shower head, double glazed window.

## Bedroom 2

3.22m x 3.12m (10'6" x 10'2")

Located on the first floor, being a good size bedroom with a double glazed window to the side, carpeted flooring, door to storage under the eaves.

## Bedroom 3

3.19m x 2.99m (10'5" x 9'9")

A double bedroom with a double glazed window to the side, carpeted flooring.

## Rear Garden

To the rear is a paved patio area and a lawned garden bounded by timber panelled fencing and not being over looked to the rear.

## Front

To the front is a gravelled area with planted borders and a paved driveway to the side leading to a double garage with up and over door.

## Additional Information

Council tax band

E (£2,128 p/yr)

Borough

Wrexham

## Important Information

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so



cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

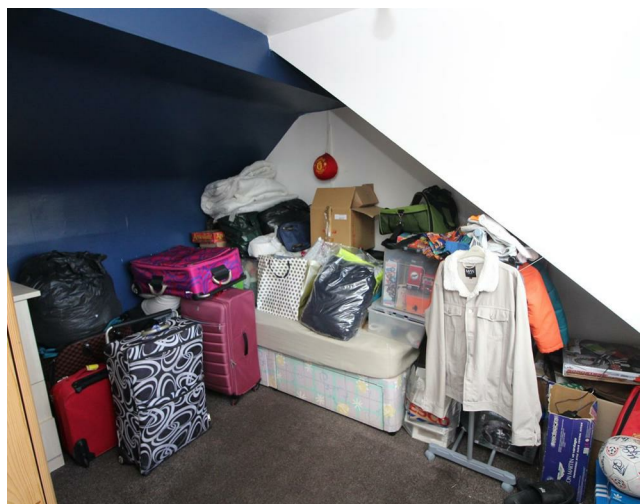
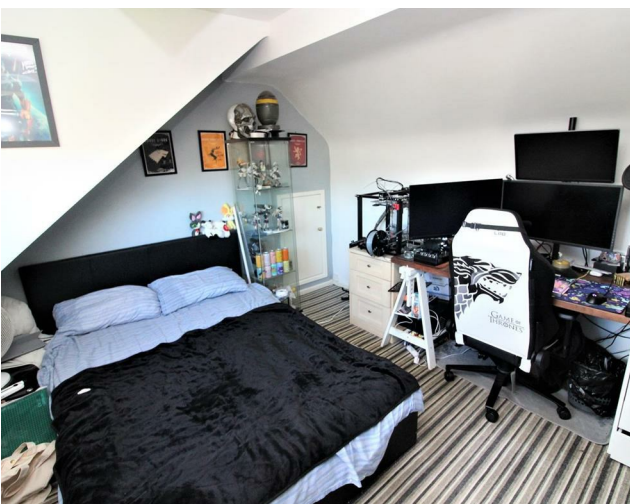
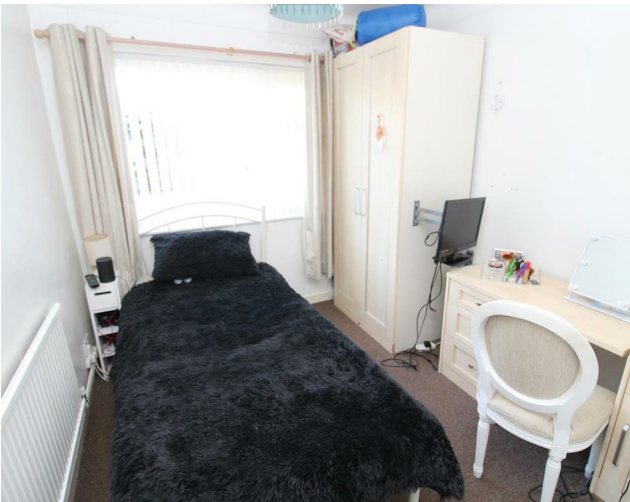
## MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

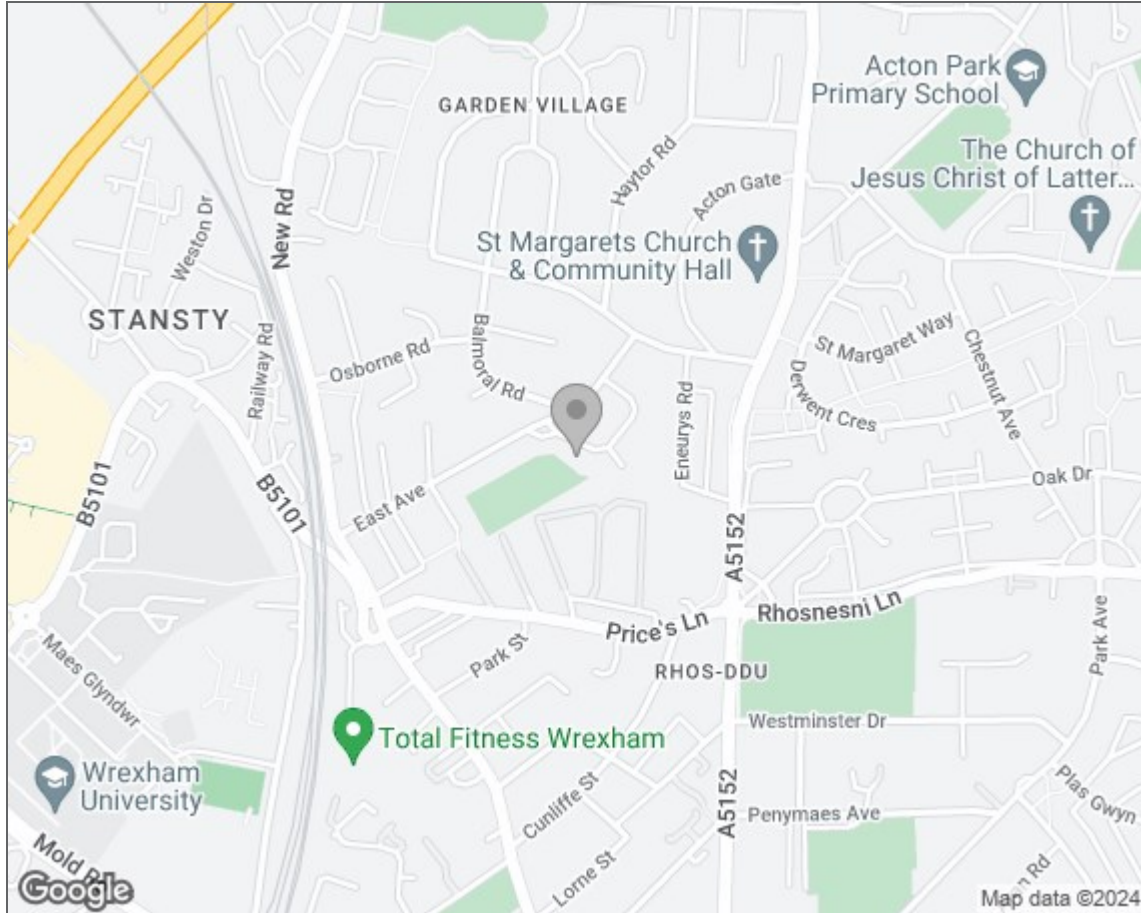
Please remember that you should not borrow more than you can safely afford.  
Your home maybe reposessed if you do not keep up repayments on your mortgage











Energy Efficiency Rating	
	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	
	84
	66
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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