



16

Wrexham | | LL14 2PF

£209,950

MONOPOLY
BUY ■ SELL ■ RENT

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"VIEWING HIGHLY RECOMMENDED"

"FULLY MODERNISED"

We are delighted to offer For Sale this FULLY MODERNISED detached bungalow sitting on a GOOD SIZED plot and benefiting from a private garden and off-road parking. The Bungalow has undergone a full renovation and the Accommodation comprises of : Entrance Hallway, Lounge/Open Plan Kitchen, Utility Room, Three Bedrooms, Brand New Bathroom. The property also benefits from New carpets throughout, Gas central heating and UPVC Double glazing. The village of Penycae has numerous amenities close to hand as well as having excellent access to the A483 and major road networks beyond for commuting.

- THREE BEDROOM
- FULLY MODERNISED
- DETACHED BUNGALOW
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- UTILITY ROOM
- OFF ROAD PARKING
- NEW KITCHEN



ACCOMMODATION COMPRISING

UPVC Double glazed door gives access to the Entrance hallway.

ENTRANCE HALLWAY

Hallway extends to the rear of the property and comprises of a radiator, newly carpeted flooring, spots to the ceiling, doors off to all rooms, UPVC Double glazed frosted door to the rear, Cupboard housing the gas central heating boiler.

LOUNGE

13'10" x 10'11" (4.238m x 3.333m)

UPVC Double glazed window to the front with radiator beneath, newly carpeted flooring, spotlights to the ceiling, telephone point, UPVC Double glazed window to the side, open plan walk through to the kitchen,

KITCHEN

Newly fitted kitchen comprising of a range of base units with complementary worktop surfaces above incorporating Four ring electric Hob/ oven/grill, with stainless steel canopy extractor hood above, One and a half bowl stainless steel sink unit with mixer tap, UPVC Double glazed windows to the side and rear, modern vertical radiator, brick style tiled splashbacks, door to utility room.

UTILITY ROOM

With worktop surfaces with space and plumbing for washing machine, UPVC Double glazed window to the rear, spotlights to the ceiling, radiator.

MAIN BEDROOM

12'0" x 11'0" (3.660m x 3.378m)

With UPVC Double glazed window to the front with radiator beneath, newly carpeted.

BEDROOM TWO

11'10" x 8'1" (3.609m x 2.470m)

With UPVC Double glazed window to the front with radiator beneath, newly carpeted.

BEDROOM THREE

12'0" x 6'8" (3.676m x 2.033m)

With UPVC Double glazed window to the rear with radiator beneath, newly carpeted

FAMILY BATHROOM

Brand new bathroom comprising of Panel enclosed bath with shower over and screen, pedestal wash hand basin, tiled floor, low level w.c., Chrome ladder style radiator/ towel rail, UPVC Double glazed and frosted window to the rear, part tiled walls, spotlights to the ceiling.

OUTSIDE TO THE FRONT

Tarmac driveway to the front offering off road parking, the front has been laid with stones for easy maintenance and has a paved stepping stone pathway giving access to the both sides of the property.

OUTSIDE TO THE REAR

Accessed via gates to both sides of the bungalow which leads to the rear entrance and to the left hand side, there is a good sized enclosed garden laid to lawn with mature bushes and rockery.

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.

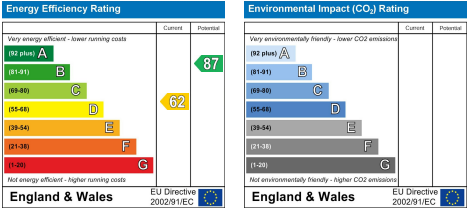
Your home maybe repossessed if you do not keep up repayments on your mortgage.







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