



Croshowell, Wrexham LL12 0NY Offers In Excess Of £300,000

This delightful three/four bedroom semi-detached bungalow offers a perfect blend of space and comfort. Boasting three reception rooms, ideal for entertaining guests or simply unwinding after a long day, this property exudes warmth and character. With three generously sized bedrooms, there is ample space for the whole family to relax and recharge. The two bathrooms provide convenience and privacy, ensuring that busy mornings run smoothly and evenings are a tranquil affair. Spanning an impressive 2,008 sq ft, this bungalow offers plenty of room to create your dream living space. Whether you envision a cosy reading nook, a vibrant play area, or a stylish home office, the possibilities are endless. Located in a sought-after area, this property is perfect for those looking to enjoy a peaceful lifestyle while still being within easy reach of local amenities. Don't miss the opportunity to make this charming bungalow your new home!

- A SEMI DETACHED BUNGALOW
- THREE BEDROOMS
- TWO BATHROOMS
- ATTRACTIVE GARDENS TO FRONT & REAR
- OFF ROAD PARKING
- POPULAR LOCATION CLOSE TO LLAY & ROSSETT
- THREE RECEPTION ROOMS PLUS A CONSERVATORY
- KITCHEN
- OVERSIZE GARAGE
- STUNNING VIEWS TO FRONT ELEVATION



Hallway

Carpet, upvc front door, doors to lounge, two bedrooms and bathroom, spotlights.

Lounge

Carpet, bay window to front, wood burning stove set on a tiled hearth, timber lintel over, coving.

Kitchen

Fitted range of wall and base units, complementary worktops, ceramic sink drainer, mixer tap, oven, electric hob, extractor, Worcester boiler, tiled floor, spotlights, storage cupboard, window to rear, external door to side, door to dining room and family room.

Dining Room

Solid wood block flooring, window to side, glazed double doors to conservatory.

Family Room

Solid wood block flooring, window to side, door to hallway and kitchen, stairs to bedroom three.

Bedroom One

Carpet, window to front.

Bedroom Two

Carpet, French style doors to rear garden.

Conservatory

A generous space with timber effect, flooring polycarbonate roof 1/3 brick 2/3 glazed double doors to dining room

Bathroom

With corner bath, wc, hand wash basin and large shower enclosure, tiled walls and floor, window to side, spotlights, chrome towel rail.

Bedroom Three

Carpet, dormer window to rear, skylight window to front, sloped ceilings, wood burning stove, under eaves storage area, door to en suite.

En Suite

Corner bath, wc, hand wash basin, skylight window to side, tiled floor.

Garage

Oversized garage, electric vehicle door, pedestrian door to rear, window to rear, power and lighting.

Outside

Rear garden with patio adjacent property, well maintained lawn, pond, mature planting, outdoor power sockets, oil tank, path to front garden, brick paved drive with space for 3 cars, wrought iron double gates, to rear access.

Attractive front garden with lawn, greenhouse, gate to front.

IMPORTANT INFORMATION

*Key facts interactive report link available in video tour and brochure sections. *

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 details must therefore be taken as a guide only.

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 01978 800186 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











