



## Cambridge Square, Wrexham LL11 2YG

**£269,950**

NEW PRICE. An immaculately presented 2 bedroom detached bungalow situated within a desirable residential location close to Wrexham city centre. This superb bungalow offers good size living accommodation with a well appointed kitchen, 2 double bedrooms, spacious lounge/dining area and a generous rear garden, all of which can only be appreciated on internal inspection. This very popular residential area offers a wealth of local amenities close by and has excellent access to the A483 for commuting and to a bus stop for the frequent bus service that travels to Wrexham and Chester. In brief the property comprises of large front porch, hallway, lounge/dining area, 2 double bedrooms, shower room, kitchen and a garden room.

- A SUPERB 2 BEDROOM DETACHED BUNGALOW
- SOUGHT AFTER LOCATION
- GARDEN ROOM
- GARAGE AND OFF ROAD PARKING
- BEAUTIFULLY PRESENTED
- WELL APPOINTED KITCHEN
- GENEROUS REAR GARDEN
- NEW COMBINATION BOILER



## ACCOMMODATION TO GROUND FLOOR

The property is accessed via UPVC Double glazed leaded and frosted door, which leads to Turret shaped Entrance Porch.

## ENTRANCE PORCH

With UPVC Double glazed windows to the front, glass panelled door giving further access to the Entrance Hallway

## HALLWAY

A spacious hallway with laminate flooring, radiator, storage cupboard with radiator inset, doors leading off to:

## LOUNGE

4.871m x 3.933m (15'11" x 12'10")

Beautifully presented with a UPVC Double glazed window to the front, with radiator beneath, Adam style fire surround with Living flame gas fire inset, TV aerial point, Archway to the dining room.

## DINING AREA

2.897m x 2.436m (9'6" x 7'11")

UPVC Double glazed window to the side, radiator beneath, door leading back into hallway. This room was formerly a bedroom but past owners have knocked into the lounge to form a lounge/dining room.

## KITCHEN

3.351m x 2.891m (10'11" x 9'5")

Superbly appointed and fitted with a range of attractive wall and base cupboards with complementary worktop surfaces, incorporating circular bowl stainless steel sink unit with mixer tap, four ring gas hob, electric oven/grill with stainless steel canopy extractor hood above, Integral dishwasher, Integral Fridge /Freezer, double glazed window to the side, glass panelled door to Garden Room, tiled floor, radiator.

## GARDEN ROOM

3.391m x 2.339m (11'1" x 7'8")

With tiled floor, plumbing for washing machine, UPVC Double glazed units to side and rear, UPVC Double glazed French style doors opening to the rear garden.

## BEDROOM ONE

3.727m x 3.333m (12'2" x 10'11")

Well presented with a UPVC Double glazed window to the rear, with double panel radiator beneath, carpeted flooring.

## BEDROOM TWO

3.3735m x 2.909m (11'0" x 9'6")

UPVC Double glazed window to the front with double panel radiator beneath, carpeted flooring

## SHOWER ROOM

Comprising of a shower cubicle, wash hand basin set in a vanity unit, fully tiled, low level w.c., UPVC Double glazed and frosted window to the rear, Chrome radiator/towel rail, access to the loft space with pull down ladder which houses the brand new combination boiler.

## OUTSIDE TO THE FRONT

To the front is a part gravelled, part brick paved driveway leading to a single garage with up and over door. To the side of the driveway is a lawned garden.

## OUTSIDE TO THE REAR

An immaculately maintained garden with an Indian stone patio leading on to a generous lawned garden offering a good degree of privacy. There is also a paved area to one side and gated access to the front.

## 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 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 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









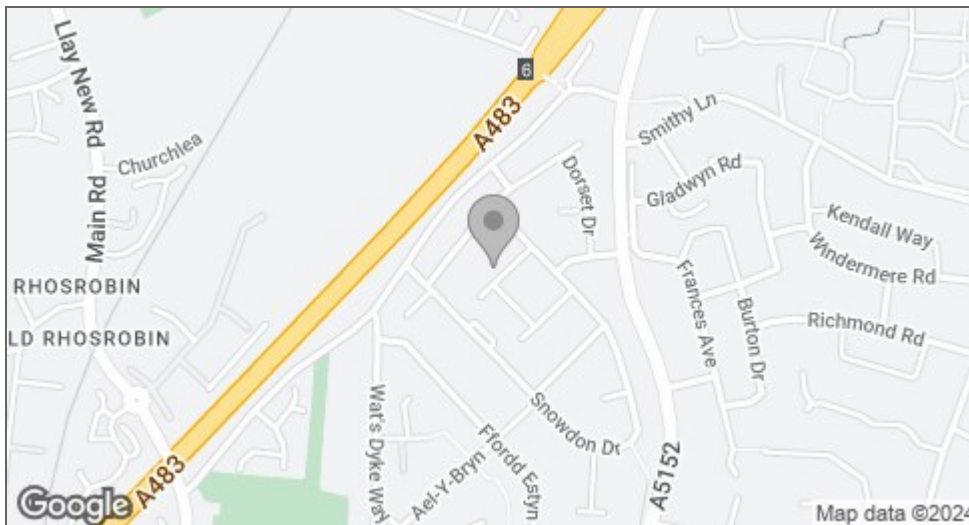
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Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	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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