



Stryt Maelor, Bwlchgwyn LL11 5YA

£249,950

An excellent opportunity to purchase a spacious three double bedroom semi detached property situated in the village of Bwlchgwyn. The internal accommodation comprised an entrance hall, two reception rooms, kitchen, bathroom, three bedrooms and a loft space. Externally the property boasts ample off road parking, an oversize garage and an enclosed rear garden. The property is located in the semi rural village of Bwlchgwyn which boasts lovely scenery, nice country walks, primary school and still has excellent road links to Wrexham, Ruthin and the A483.

- A SPACIOUS THREE BEDROOM SEMI DETACHED PROPERTY
- MODERN KITCHEN
- PARTIALLY CONVERTED LOFT
- AMPLE OFF ROAD PARKING OVERSIZE GARAGE
- TWO RECEPTION ROOMS
- CONTEMPORARY BATHROOM
- LOW MAINTENACE REAR GARDEN
- VILLAGE LOCATION



Entrance hall

Upvc entrance door, window to side, stairs to first floor, doors to lounge and bathroom, laminate flooring.

Lounge

3.63 x 4.89 (11'10" x 16'0")

Carpet, window to front, open plan to dining room.

Dining Room

3.62 x 3.21 (11'10" x 10'6")

Laminate flooring, French doors to rear garden, door to kitchen.

Kitchen

3.63 x 2.92 (11'10" x 9'6")

Fitted range of wall and base units, complimentary worktops, composite sink/drain, space for range cooker, fridge/freezer, Washing machine, windows to rear and side, external door to side, spotlights, tiled floor.

Bathroom

2.53 x 2.21 (8'3" x 7'3")

Bathtub, shower enclosure, wc, hand wash basin, towel rail, window to side, tiled floor, and splashback, spotlights.

First floor landing

Carpet, doors to three bedrooms and storage cupboard. Loft hatch with ladder to attic.

Bedroom One

4.13 x 3.26 (13'6" x 10'8")

Carpet, window to rear.

Bedroom Two

3.65 x 2.68 (11'11" x 8'9")

Laminate flooring, window to front with a pleasant view, storage alcove.

Bedroom Three

3.26 x 2.93 (10'8" x 9'7")

Carpet, window to side, sloped ceiling to rear.

Attic

6.24 x 3.83 (20'5" x 12'6")

Laminate flooring, spotlights, sloped ceilings. (no building regulation completion certificate or planning permission in place).

Rear garden

Paved garden with timber deck, brick bbq, fence to rear and side.

Garage

Power and lighting.

Parking

Brick paved drive leading to garage, ample parking.

Additional Information

Oil fired central heating.

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.

About Bwlchgwyn

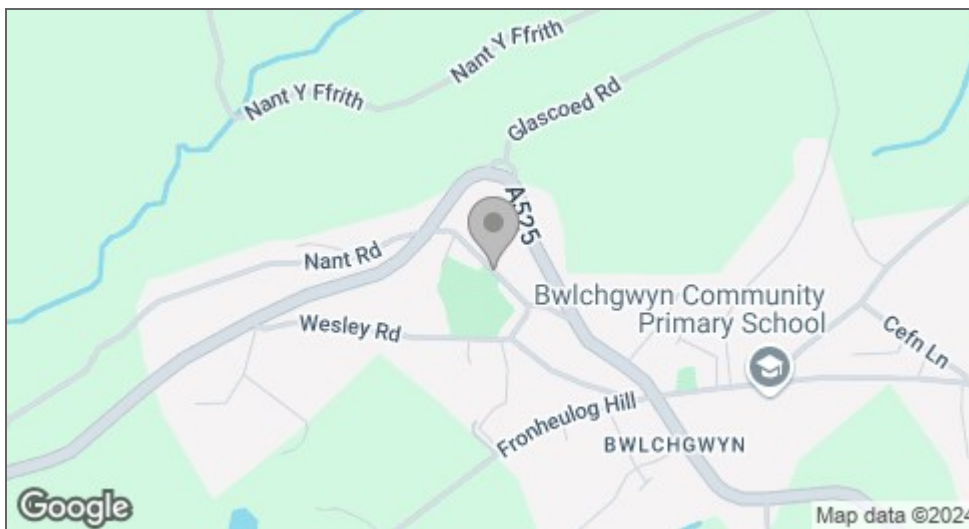
The village of Bwlchgwyn has its own primary school, with secondary schooling in Wrexham. There is a well-used community centre which is also home to the local toddler group, an indoor bowls club, WI, Craft Club, Scouts and Beavers. The community centre can be found inside the park, with outside play area with climbing frames and also includes two tennis courts which have recently been refurbished and can be freely accessed by the public. The local public house the Kings Head is a popular family orientated pub, with good food and regular bingo and steak nights. Near by are the Nant-Y-Ffrith woods, popular for dog walking and trail running.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	72
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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