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Wrexham | | LL13 0LN

£299,950

MONOPOLY[®]

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"VIEWING HIGHLY RECOMMENDED"

We are delighted to offer For Sale this BEAUTIFULLY PRESENTED detached bungalow sitting on a GOOD SIZED plot and benefiting from a private garden and off-road parking. The Bungalow and the Accommodation comprises of : Entrance to Open Plan Lounge/ Kitchen/ Dining Room, Utility Room, Three Bedrooms, Brand New Bathroom. The property also benefits from LPG Gas central heating, UPVC Double glazing, Insulation to the loft and the exterior walls are freshly rendered and the wall cavities have been professionally filled with the latest industry compliant insulation.

Located in the village of Penley is the very popular Maelor High School. There is also a local shop and is close to the village of Overton-on-Dee which has numerous local amenities to hand.

- THREE BEDROOM
- RECENTLY REFURBISHED DETACHED BUNGALOW
- LPG GAS HEATING
- OAK DOORS THROUGHOUT
- LARGE GARDENS AND PLOT
- OPEN PLAN KITCHEN/ LIVING/ DINING AREA
- GARAGE
- POPULAR VILLAGE LOCATION
- RECENTLY FITTED WORCESTER BOILER
- UPVC DOUBLE GLAZING



ACCOMMODATION TO GROUND FLOOR

The property is accessed via a feature Hardwood entrance door to the Open plan Kitchen/ Living/ Dining room.

OPEN PLAN KITCHEN/LIVING/ DINING ROOM

18'3" x 17'4" (5.577m x 5.287m)

Stunning room and Recently fitted kitchen, comprising of a range of wall and base cupboards with complementary Quartz style worktop areas, incorporating one and half bowl sink unit with Instant boiling hot water tap, Built in Four ring gas hob, electric oven/grill with induction extractor hood over, woodpecker oak flooring, Integral Dishwasher, Space for Fridge/ freezer, Modern vertical radiator, UPVC Double glazed window to the front, UPVC Double glazed French Style doors to the side, modern radiator, smart light switches. In the living room area there is a low partitioned wall finished with a quartz surface.

UPVC Double glazed window to the rear.

UTILITY ROOM

With Quartz worktop surfaces, plumbing for washing machine, wall mounted LPG central heating boiler.

INNER HALLWAY

With woodpecker oak flooring, vaulted ceiling with double glazed velux window, spotlights to the ceiling, modern vertical radiator.

BEDROOM ONE

12'0" x 11'2" (3.668m x 3.409m)

With UPVC Double glazed French style doors to the rear, woodpecker oak flooring, wooden panelling has been installed in the master bedroom, modern vertical radiator, UPVC Double glazed frosted windows to the side.

BEDROOM TWO

11'11" x 6'9" (3.644m x 2.070m)

UPVC Double glazed window to the front, modern radiator beneath, woodpecker oak flooring.

BEDROOM THREE

10'11" x 7'0" (3.351m x 2.148m)

UPVC Double glazed window to the front, modern radiator, woodpecker oak flooring, built in wardrobes, smart light switches.

FAMILY BATHROOM

Beautifully presented room comprising of panel enclosed bath with shower above, bathroom ceiling has built in blue tooth speakers, brick style part tiled walls, wash hand basin, low level w.c., UPVC Double glazed and frosted window to the rear, extractor fan and spotlights to the ceiling, smart light switches .

OUTSIDE

Gated access to the front leads to large block paved driveway which offers off road parking for several vehicles. The garden is laid to lawn with decorative pebbled borders and there is also a detached garage with up and over door and brick built outhouse/shed. Lovely rural views at the back of the property.

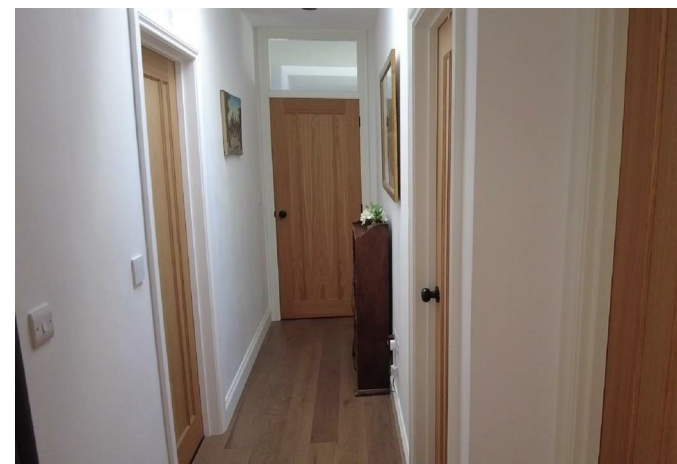
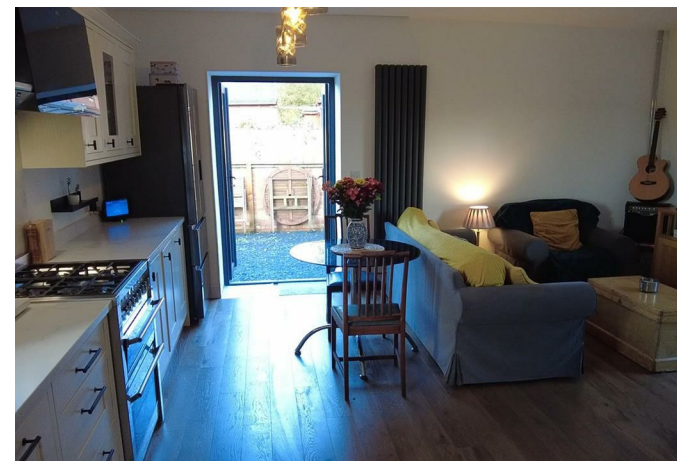
IMPORTANT INFORMATION

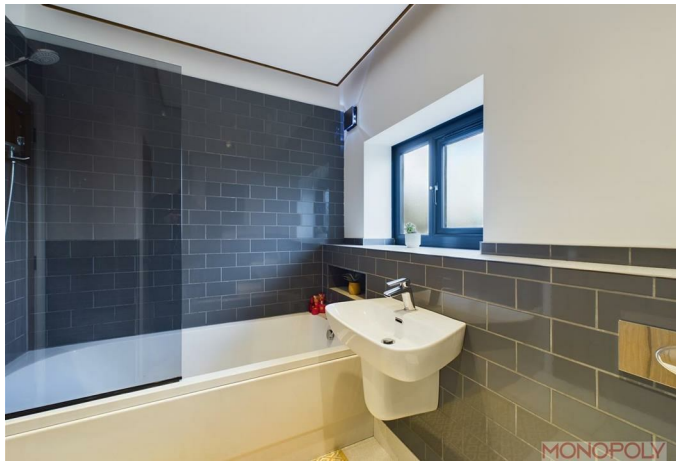
MONEY LAUNDERING REGULATIONS 2003

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

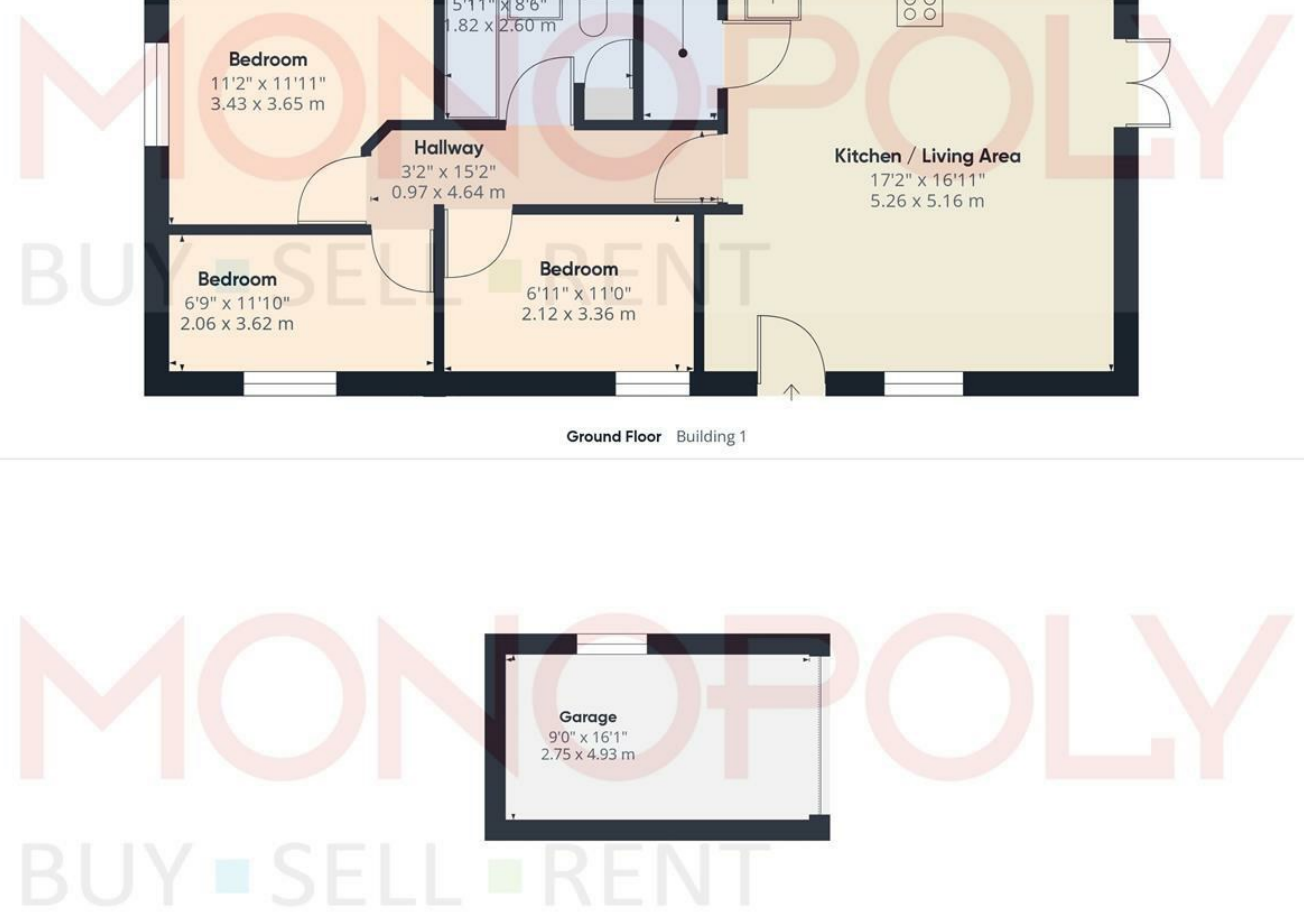
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

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.

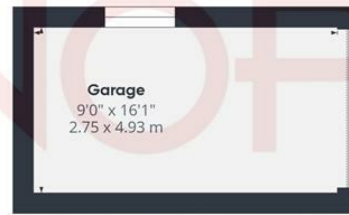
ADDITIONAL INFORMATION

Please see Key Facts for buyers in Web Link.





Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
 860.36 ft²
 79.93 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

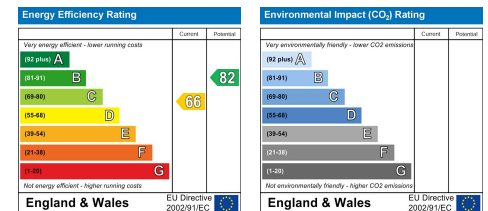
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