



Sunnybank

Wrexham | | LL13 0YD

£230,000

MONOPOLY[®]

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A 2 bedroom detached bungalow occupying a good size plot and located in the rural hamlet of Eyton. The property does require refurbishment throughout but has fantastic potential and the current owner has managed to secure planning permission P/2024/0160 | (19-02-2024) to extend the bungalow and totally change the look of the property as well as a large 10m garage. Photographs of the plans can be seen on the property details. The picturesque hamlet of Eyton sits close to the villages of Johnstown and Bangor on Dee and has excellent access to the A483 for commuting. In brief the property comprises of; hallway, lounge, sitting room, 2 bedrooms and bathroom.

- A two bedroom detached bungalow
- Requires refurbishment
- Planning permission passed to extend and build a large 10m garage
- Rural location
- Fantastic potential
- NO CHAIN



Hallway

With quarry tiled flooring, access to the loft space with a pull down ladder. The loft is a good size and has potential to convert (with the necessary planning consents)

Lounge

14'6" x 12'2" (4.43m x 3.71m)

With a double glazed window to the front, central fire recess with tiled surround, built in storage units, quarry tiled flooring.

Kitchen

9'8" x 6'11" (2.97m x 2.11m)

With wall and base units, stainless steel sink and drainer, double glazed window, part tiled walls, door off to the rear garden, quarry tiled flooring.

Bedroom 1

9'10" x 10'9" (3.02m x 3.28m)

With a double glazed window to the rear.

Bedroom 2

9'8" x 7'7" (2.96m x 2.32m)

With a double glazed window to the rear.

Bathroom

6'6" x 4'11" (2.00m x 1.51m)

Fitted with a low level w.c, bath, part tiled walls, double glazed window.

Attic

Drop down ladder, boarded, insulated, potential to used as a home office (subject to building regulation approval)

Outside

A real feature to this property is the generous plot it occupies with a large lawned garden to the front with a driveway to the side providing off road parking which extends into the rear garden. The rear

garden is predominantly lawned and has been made larger from the current owner purchasing part of the field behind. There is also access to a brick built outside store. 20ft Shipping container available by separate negotiation. Adjacent the shipping container is a concrete hardstand area with planning permission for a static caravan whilst building works take place. The gardens to the front and rear benefit from a lovely open aspect looking over to fields.

Additional Information

The property has a septic tank but it is not up to current regulations.

The current owner has had planning passed to extend and change the structure of the property as well as to build a garage. There are plans added on to the photos and a copy of the planning permission can be available on request.

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





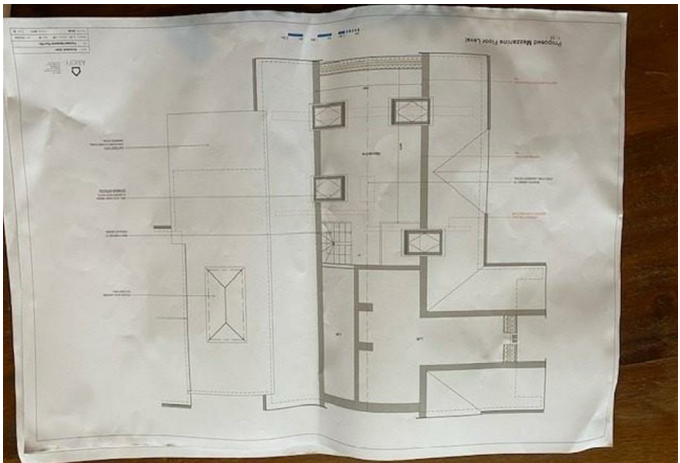
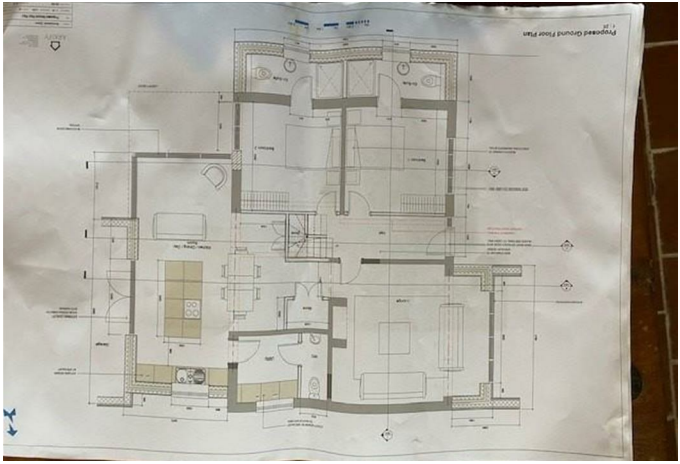
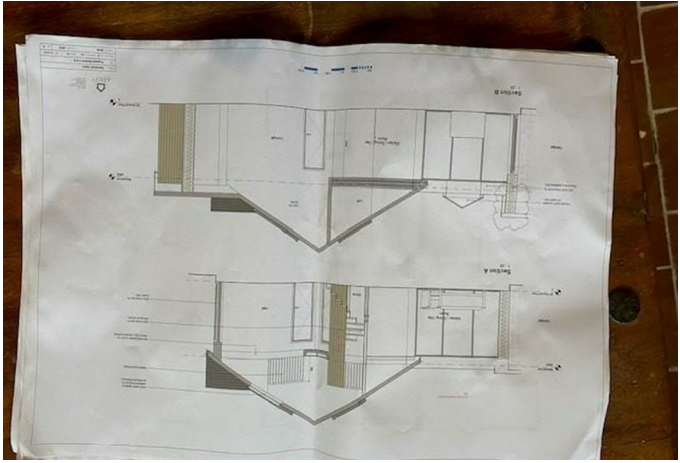
misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

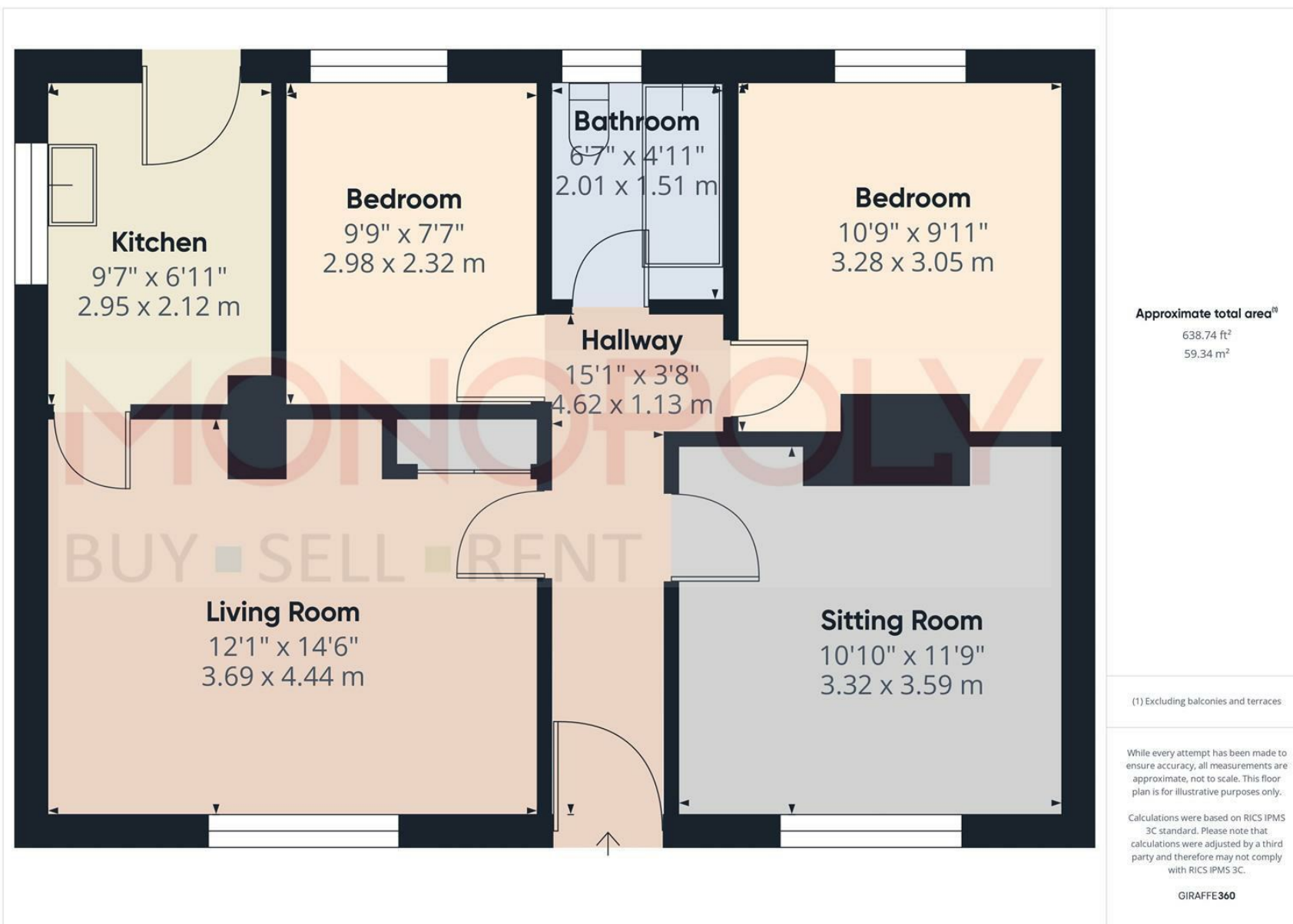
Key Property Facts

The key material information can be seen via the web links from which ever property portal the property is viewed.







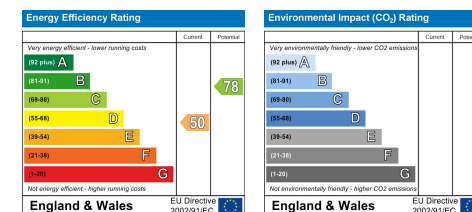


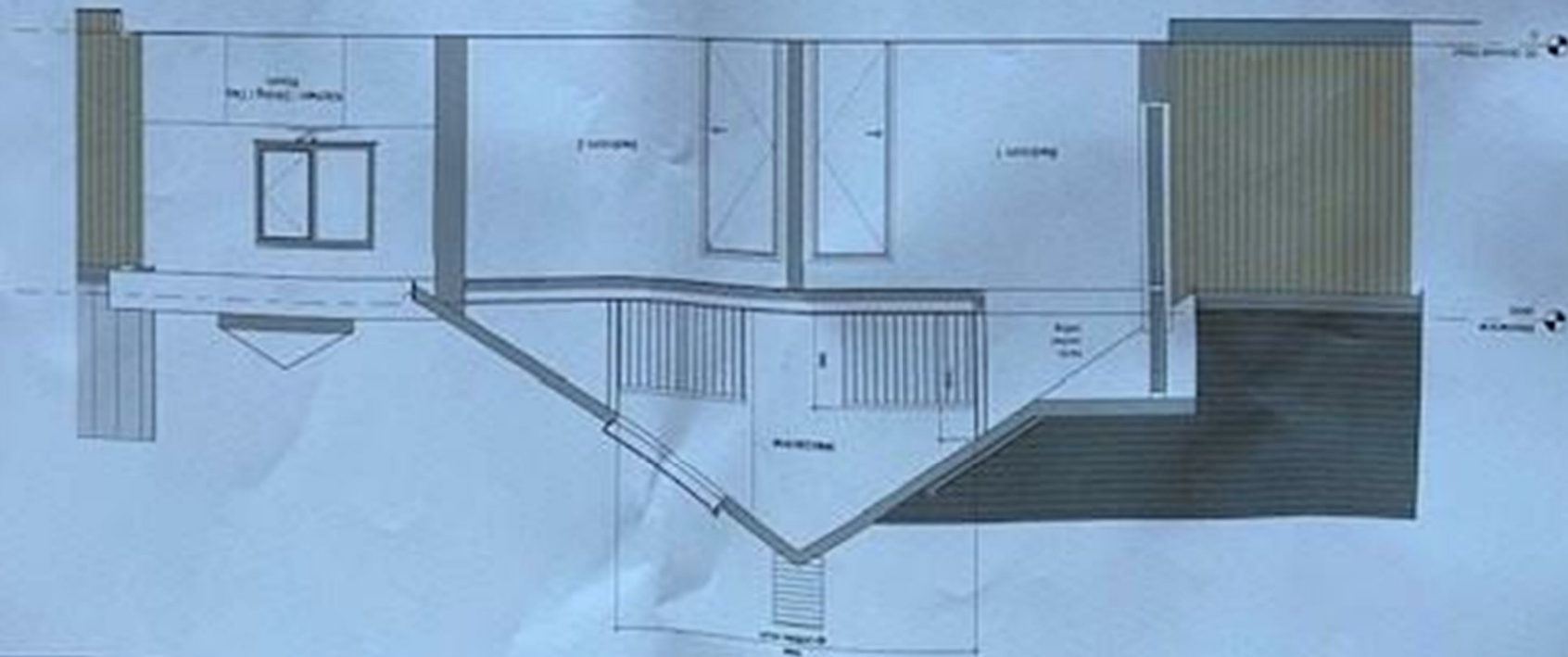
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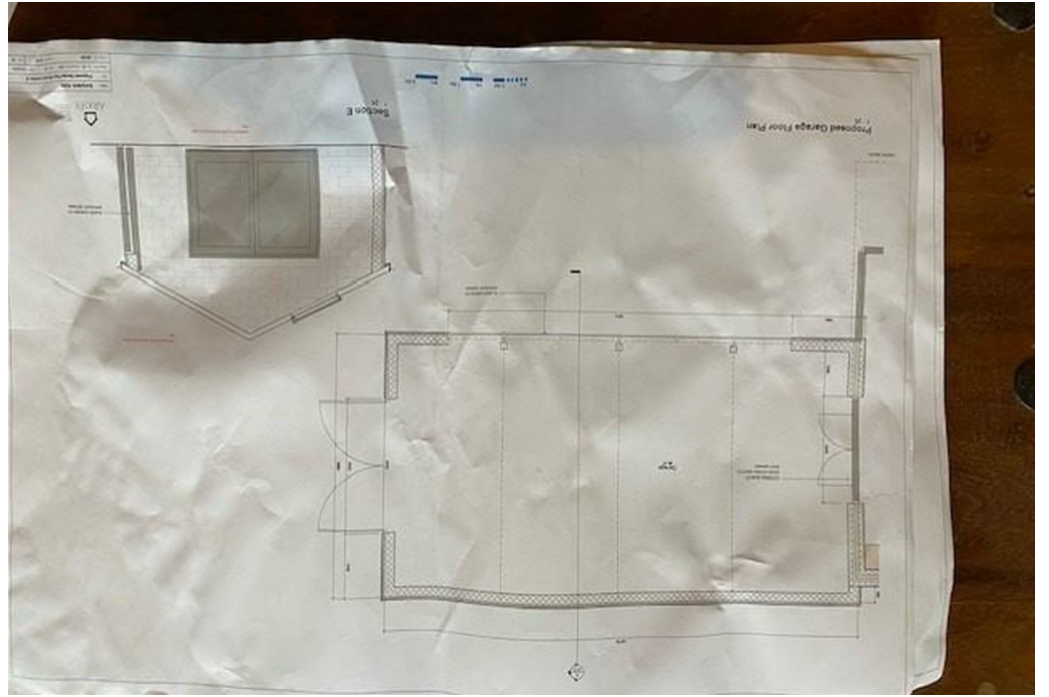
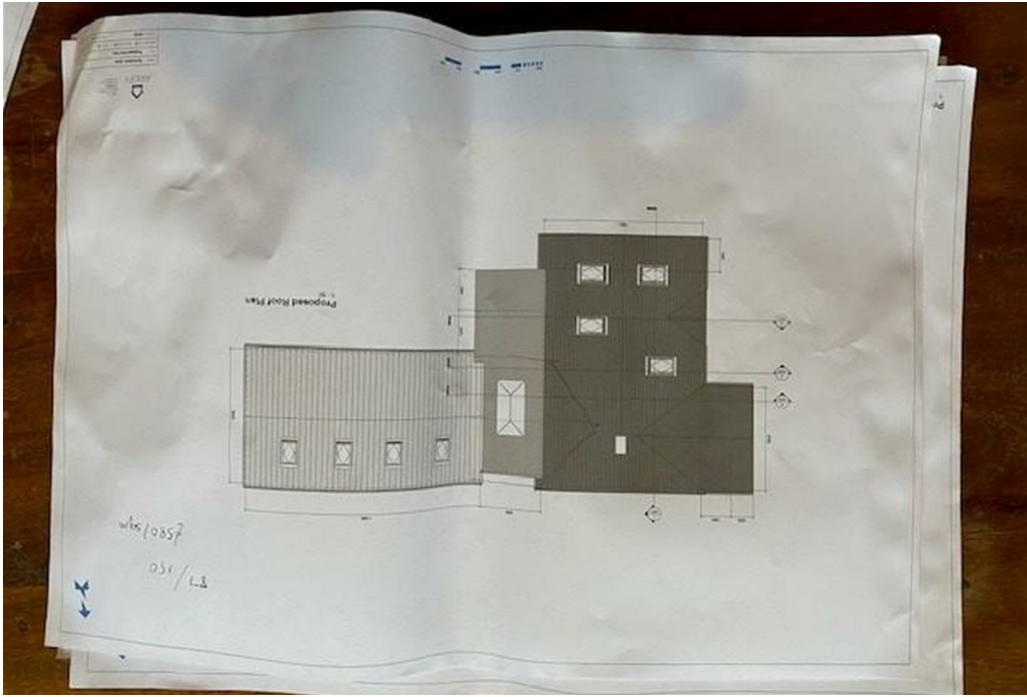
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