



5

Wrexham || LLI || 2RP

£259,950

**MONOPOLY**  
BUY ■ SELL ■ RENT

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# 5

## Wrexham | | L11 | 2RP

The property is located in the tranquil neighbourhood of Balmoral Close in Wrexham, this charming extended Three-bedroom semi-detached bungalow offers a delightful blend of comfort and space. The property boasts a generous layout, making it an ideal home for families or those seeking a peaceful retreat.

The Garden room, is perfect for enjoying the natural light and views of the expansive garden. It serves as a wonderful spot for relaxation, enhancing the overall appeal of the home. The three well-proportioned bedrooms provide ample accommodation, ensuring that everyone has their own private space. The layout is thoughtfully designed to maximise both functionality and comfort, making it easy to adapt to your lifestyle needs.

One of the standout features of this property is the large garden to the rear, which offers a fantastic outdoor space for gardening, play, or simply unwinding in the fresh air. It presents a wonderful opportunity for those with a green thumb or for families looking for a safe area for children to play. Additionally, the property includes a garage, providing convenient storage options or potential for a workshop. In summary, this extended Three-bedroom semi-detached bungalow on Balmoral Close is a rare find, combining spacious living areas, a beautiful garden, and essential amenities. It is a perfect choice for anyone looking to settle in a peaceful yet accessible location in Wrexham. Don't miss the chance to make this lovely property your new home.

- EXTENDED THREE BEDROOM
- SEMI DETACHED BUNGALOW
- SOUGHT AFTER LOCATION
- LARGE PLOT
- LARGE GARDEN TO THE REAR
- OFF ROAD PARKING
- UPVC DOUBLE GLAZING
- GARDEN ROOM



## ACCOMMODATION TO GROUND FLOOR

UPVC Double glazed and leaded door leading to front porch.

## ENTRANCE PORCH

With radiator, UPVC Double glazed window to the front, laminate flooring, glass panelled door to Entrance hallway.

## ENTRANCE HALL

With laminate flooring, access to the loft space, radiator, doors off to :

## LOUNGE

19'3" x 9'11" (5.88m x 3.04m )

With UPVC Double glazed French style doors leading out to the rear garden, wood effect laminate flooring, radiator.

## KITCHEN

19'0" x 9'1" (5.80m x 2.78m)

The kitchen is fitted with a good range of wall and base cupboards with complementary worktop surfaces, incorporating stainless steel sink unit with mixer tap and splashback tiling, Seven ring Gas range, two ovens and grill with stainless steel canopy extractor hood above, Space and plumbing for washing machine, cupboard housing gas central heating boiler, Space for dryer, tiled floor, radiator, UPVC Double glazed and frosted door to the Sun room, UPVC Double glazed window to the side.

## GARDEN ROOM

9'9" x 6'8" (2.98m x 2.04m)

Withy UPVC Double glazed doors to the rear garden.

## BEDROOM ONE

15'8" x 10'1" (4.80m x 3.08m )

UPVC Double glazed window to the front elevation, wood block floor covering, radiator.

## BEDROOM TWO

18'8" x 7'11" (5.69m x 2.43m)

Dual aspect room with UPVC Double glazed window to the front, exposed wood flooring, UPVC Double glazed French doors to the rear garden, spotlights to the ceiling, built in wardrobes,

## BEDROOM THREE

11'11" x 8'1" (3.64m x 2.47m)

With UPVC Double glazed window to the front, radiator, laminate flooring, TV point.

## WET ROOM

Comprising of fitted shower, tiled walls, Chrome ladder style radiator/ towel rail, dual flush low level w.c., wash hand basin set in a vanity unit, UPVC Double glazed and frosted window to the rear.

## OUTSIDE TO THE FRONT

The property has a tarmac driveway to the front providing ample off road parking and leading to the right hand side of the property and in turn leading to the single garage,

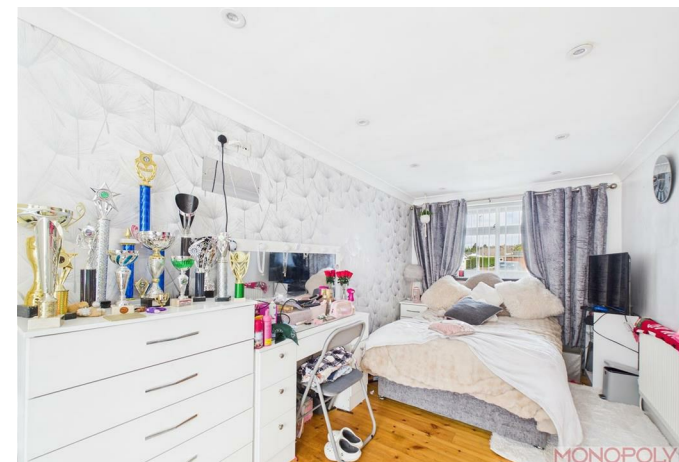
## OUTSIDE TO THE REAR

To the rear of the property there is an extensive garden comprising of a paved patio/sitting area, astroturf area, with gate to steps leading down to extensive lawned gardens which offer a pleasant private aspect and there is a further covered seating area. The garden is made private with mature trees and panel enclosed fencing to the end boundary.

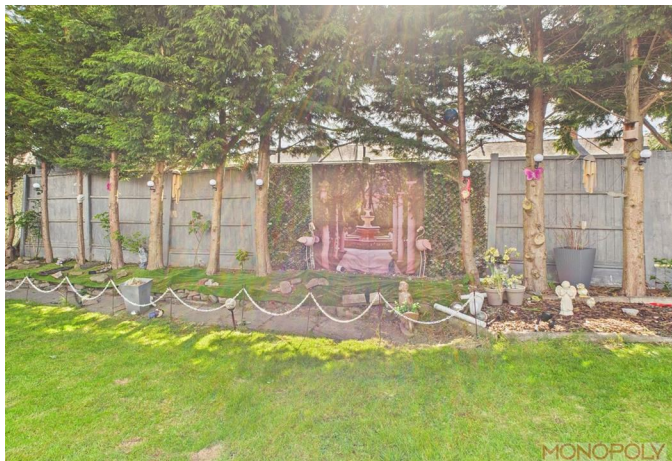
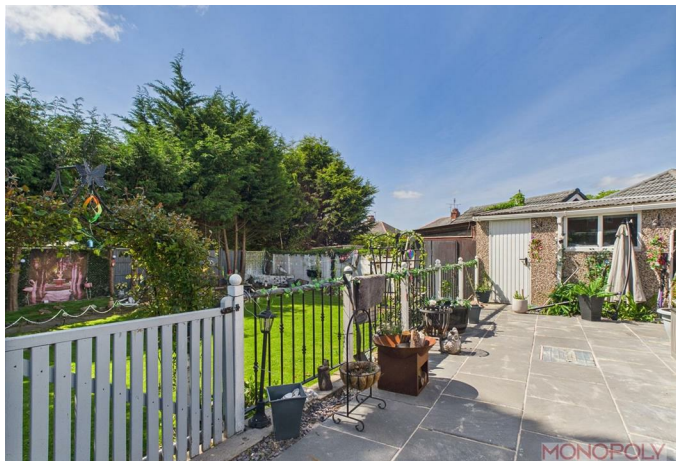
## IMPORTANT INFORMATION

### 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.

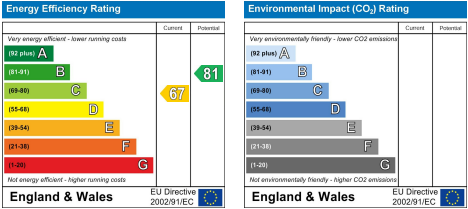
Please remember that you should not borrow more than you can safely afford. Your home maybe repossessed if you do not keep up repayments on your mortgage.

#### **ADDITIONAL INFORMATION**

Please see Material information for buyers in Web Link.



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