



Lynera

Wrexham | LL11 4TY

£335,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

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Situated in the charming area of Summerhill, Wrexham, this newly refurbished Three-bedroom detached bungalow on New Road which has undergone a full modernisation, presents an exceptional opportunity for those seeking a comfortable and modern home. The property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings with family.

The bungalow features three well-proportioned bedrooms, providing ample space for relaxation and personalisation. The bathroom has been thoughtfully designed to meet contemporary standards, ensuring both functionality and style. One of the standout features of this property is the large rear garden, which offers a delightful outdoor space for gardening, play, or simply unwinding in the fresh air. The garden is a perfect canvas for those with a green thumb or for families looking to create lasting memories in a safe and spacious environment. Parking is conveniently available for one vehicle, adding to the practicality of this lovely home. Located in a popular area, this bungalow is not only a serene retreat but also benefits from easy access to local amenities and transport links, making it an ideal choice for families and professionals alike.

In summary, this beautifully refurbished detached bungalow combines modern living with the charm of a well-established neighbourhood. It is a must-see for anyone looking to settle in a welcoming community in Wrexham.

- NEWLY REFURBISHED
- THREE BEDROOM DETACHED BUNGALOW
- NEW CENTRAL HEATING
- LARGE REAR GARDEN
- OFF ROAD PARKING AND GARAGE
- NO CHAIN
- VIEWING IS HIGHLY RECOMMENDED
- BRAND NEW KITCHEN



ACCOMMODATION TO GROUND FLOOR

The property is accessed via a UPVC double glazed and frosted front door, with matching side windows, which leads into the entrance hallway

ENTRANCE HALLWAY

With Stunning parquet flooring laid in a herringbone pattern, access to the loft space, built-in storage cupboard housing the newly installed Gas central heating boiler (Worcester), radiator, doors off to the bedrooms, Bathroom and lounge.

LOUNGE

With UPVC Double glazed windows to the front and side, wall mounted electric remote control fire, brand-new carpets.

KITCHEN/ DINING ROOM

Recently fitted brand new kitchen comprising of a range of wood grain effect in grey, wall, base cupboards and drawer units with complementary marble effect worktop surfaces, incorporating a Four ring electric hob, oven/grill and extractor hood above, space and plumbing for a washing machine, and anthracite modern vertical radiator, UPVC Double glazed windows to the side and rear, UPVC double glazed and frosted door opening to the rear garden.

MAIN BEDROOM

With a UPVC Double glazed window to the front with a radiator below, newly carpeted.

BEDROOM TWO

With a UPVC Double glazed window to the rear with radiator beneath, newly carpeted.

BEDROOM THREE

With a window facing the rear elevation with the radiator below, newly carpeted flooring.

FAMILY BATHROOM

Comprising of a newly fitted three-piece white suite comprising of a dual sized shower cubicle with thermostatic shower, a dual flush low level WC and wash hand basin with mixer tap set in a vanity unit. Porcelain tile flooring and the walls are panelled, chrome ladder style radiator/ towel rail and UPVC double glazed and frosted window to the rear.

OUTSIDE TO THE FRONT

The property is accessed through double iron gates which open to block paved driveway parking which leads to the garage at the rear, with raised borders and path with outside lighting.

OUTSIDE TO THE REAR

The rear garden is Extensive and is laid principally to lawn, with a large paved patio area to the rear of the garage. The garden is made private by fence panels there is an outside tap and light.

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.

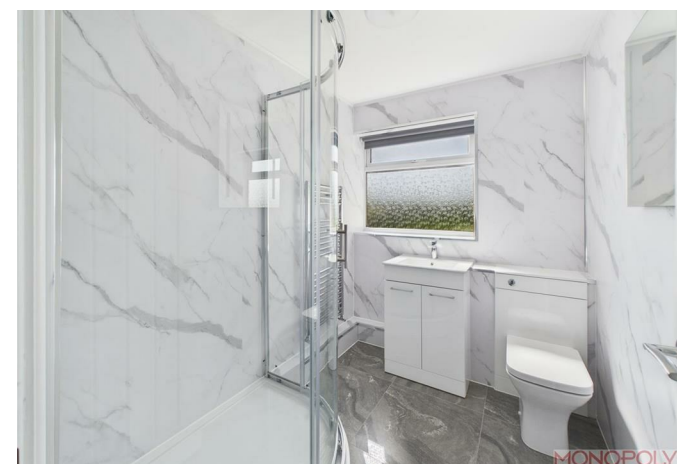
MORTGAGES

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.

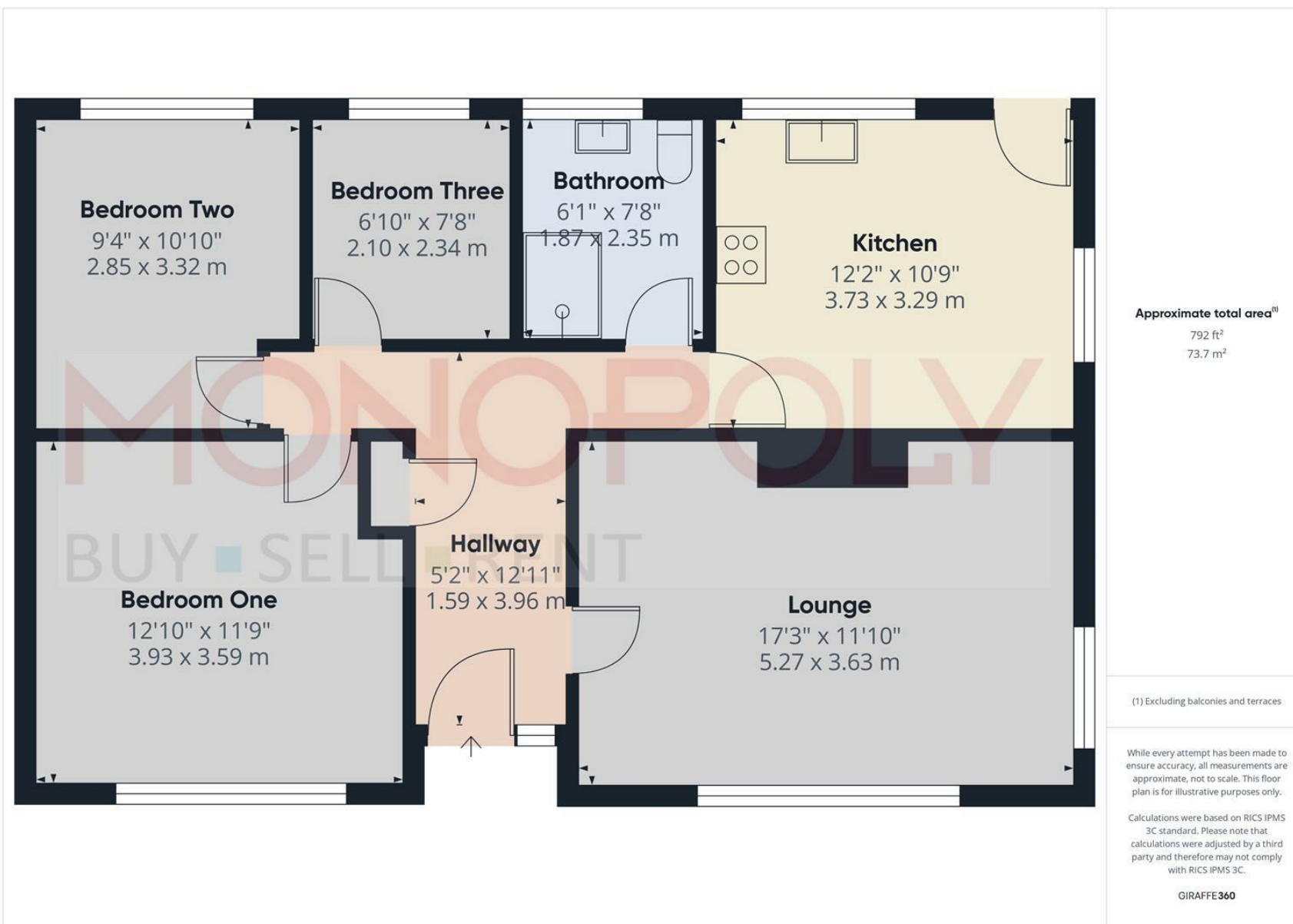
Please remember that you should not borrow more than you can safely afford.
Your home maybe repossessed if you do not keep up repayments on your mortgage

ADDITIONAL INFORMATION

Please see Key Facts for buyers in Web Link.





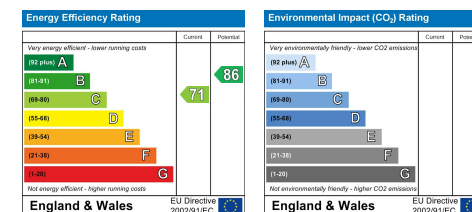


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