



Parkers Close, Wrexham LL11 2RR

£350,000

Situated in the popular residential area of Rhosddu this immaculate three bedroom detached bungalow is a perfect location for buyers seeking a modern home. With a full scheme of renovation works completed over the last few years, the bungalow is 'walk-in' ready. In brief the property comprises spacious entrance hallway, lounge/dining area, kitchen/breakfast area with utility, modern four piece bathroom and three bedrooms. Additionally the property boasts parking for approximately six vehicles, allowing for easy access and convenience for residents and guests alike. There are pleasant garden areas to the front and rear with an excellent degree of privacy and sun throughout the day. The property also has a single garage with electric door. The property has been re-wired, had new flooring, new bathroom and kitchen along with new boiler and a landscaped garden. Parkers close is located just a short distance from Wrexham with excellent transport links further afield. Whether you are looking to settle down in a peaceful neighbourhood or seeking a family-friendly environment, this property is a wonderful opportunity.

- IMMACULATE THREE BEDROOM BUNGALOW
- SPACIOUS LOUNGE/DINING
- UTILITY ROOM
- LANDSCAPED GARDENS TO FRONT AND REAR
- POPULAR RESIDENTIAL AREA
- RENOVATED THROUGHOUT
- MODERN KITCHEN/BREAKFAST ROOM
- GARAGE
- DRIVEWAY FOR MULTIPLE VEHICLES
- EXCELLENT TRANSPORT LINKS NEARBY



Entrance Porch

UPVC double glazed sliding door into entrance porch with quarry tiled flooring and ceiling light point. UPVC double glazed frosted door leading into entrance hallway.

Entrance Hall

The entrance hall has wooden laminate flooring upon entry with new carpet flooring continuing throughout. There is a built in storage cupboard with a ceiling light point and coat hooks. There is a panelled radiator, access to the loft which has been partly boarded and new insulation fitted. The lights are integrated LED spotlights. Engineered oak doors off to all rooms.

Lounge/Dining Room

UPVC double glazed window to the front elevation with blinds. Newly fitted carpet flooring, two ceiling light points, living flame gas fire with marble surround, modern vertical radiator and space for both lounge furniture and dining table.

Kitchen/Breakfast Room

Newly fitted 'Howdens' kitchen housing a range of wall, drawer and base high gloss units with soft close feature. Complimentary work surface over along with a composite 1 1/2 sink unit with mixer tap. Integrated units to include fridge, freezer, eye-level electric fan double oven, induction hob and extractor over. Felt-back vinyl flooring throughout. Inset LED spotlights, panelled radiator plus additional vertical radiator. Two uPVC double glazed windows with blind to the front and side elevation. UPVC double glazed frosted door to the side along with door leading into lounge, entrance hallway and utility room.

Utility

A range of high gloss base units with work surface over. Space and plumbing for washing machine and space for tumble dryer. 'Ideal' wall mounted

combination boiler. Ceiling light point, vinyl flooring and uPVC double glazed window to the side elevation with blinds.

Bedroom One

UPVC double glazed window to the rear elevation overlooking the garden area. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Two

UPVC double glazed window to the rear elevation overlooking the garden area. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Three

UPVC double glazed window to the side elevation overlooking the garden area. Carpet flooring, ceiling light point and panelled radiator.

Bathroom

A generous sized four piece suite newly appointed modern bathroom to comprise a low level WC, curved panelled bath with mixer tap, an enclosed walk-in shower cubical with mains dual waterfall shower and wash hand basin with high gloss vanity storage drawers under. Fitted with additional built in storage cupboards. Inset LED spotlights, felt-back vinyl flooring and chrome heated towel rail. Two uPVC frosted windows to the rear elevation.

Garage

Electric door leading to garage area with power and lighting. Additional door giving access from the garden area into the garage. Hard-wired outdoor lighting and solar light.

Outside

A real feature of the property is the immaculate garden areas. To the front you will find a garden area mainly laid to lawn with slabbed pathway leading to the right side of property and tarmac driveway to the left. The driveway has the potential for up to seven vehicles. To the



boundary you will find fence panels and slate chippings. A wrought iron gate leads to the rear garden area which has been improved and levelled by the present owners. To the border you will find gravel boards with raised bedding areas housing various shrubberies with bark and decorative stone. The rear garden has the added benefit of not being overlooked and achieves sun throughout the day. There is a slabbed pathway which leads around the property to the other side of the bungalow. There is also an external tap and power sockets externally as well as additional access to the garage from the garden area.

Additional Information

The current owners have completed a full scheme of renovations just two years ago, to include a re-wire, new combination boiler and radiators, new flooring, re-plastering, landscaped the garden, new bathroom and new kitchen. The doors are engineered oak doors throughout 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

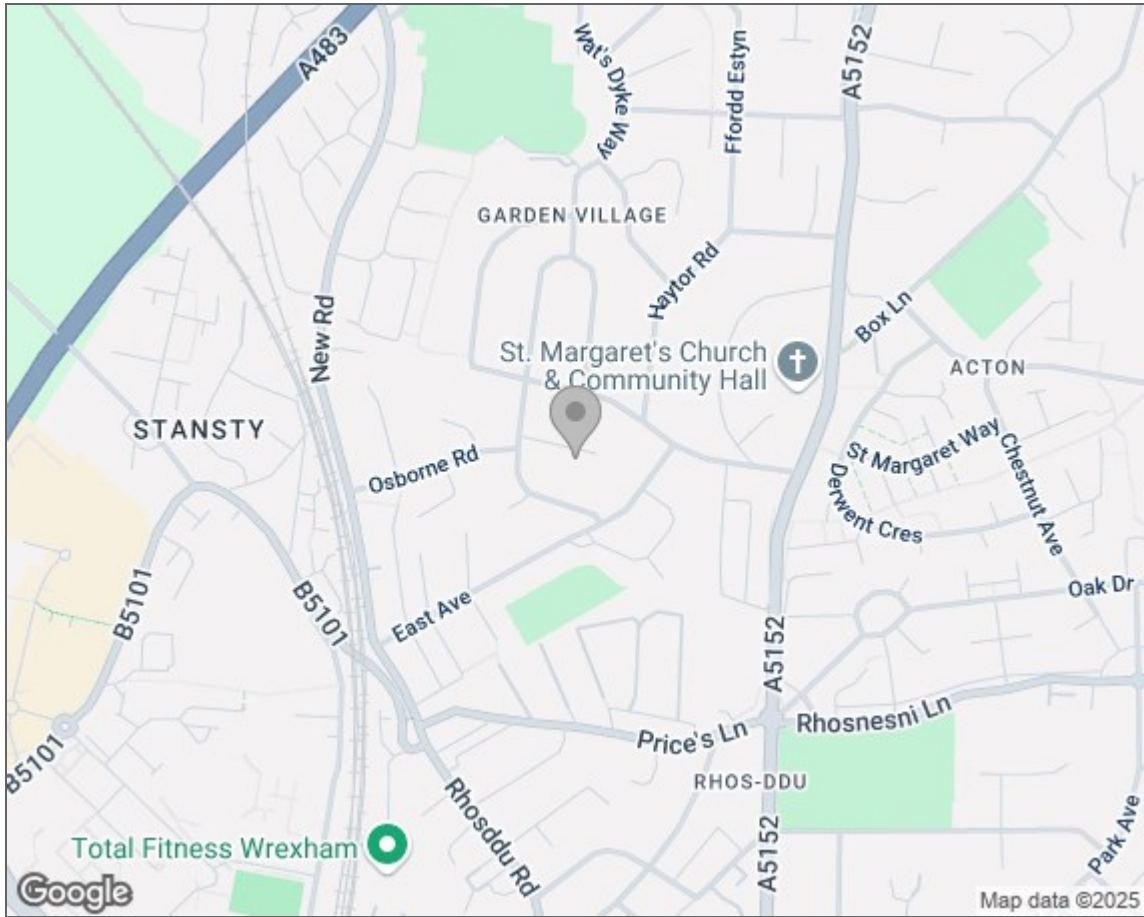
accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within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











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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