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Wrexham | LL13 9NE

£340,000

MONOPOLY
BUY ■ SELL ■ RENT

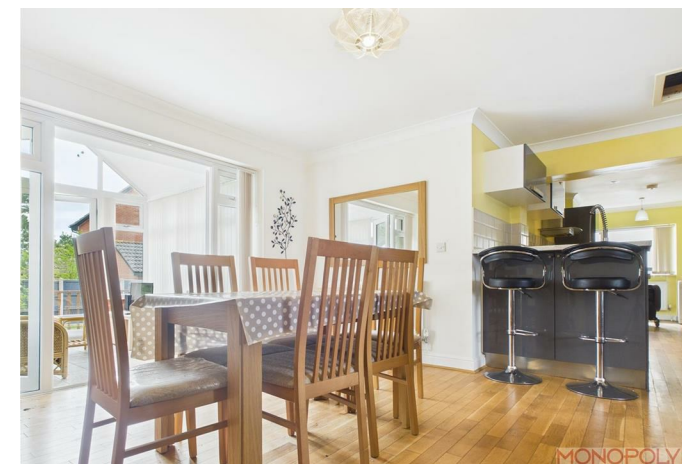
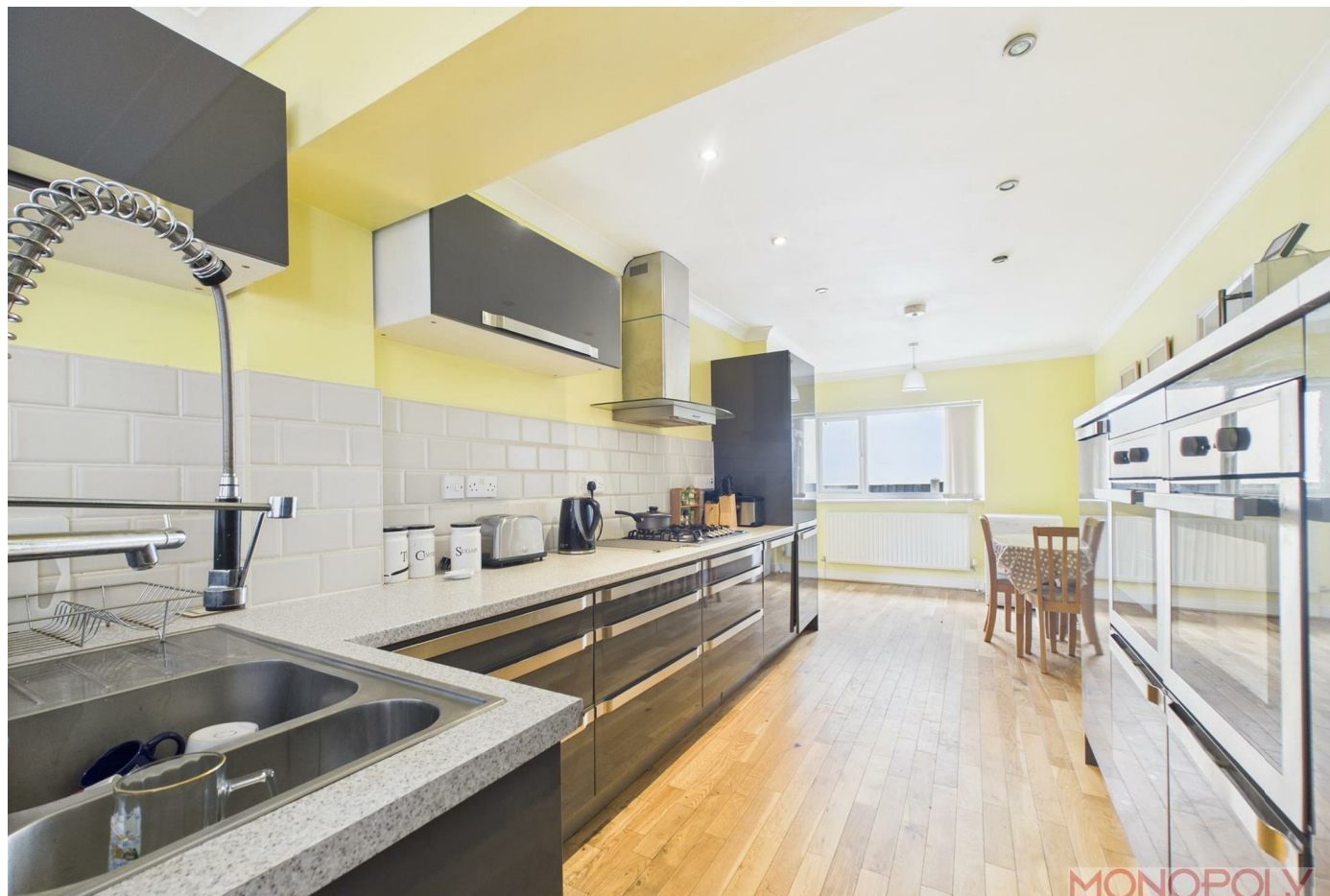
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Situated in the quiet cul-de-sac of Willow Court, this four-bedroom detached bungalow is offered to the market with no onward chain. The property has been well-maintained by the current owners since 2011, with a number of thoughtful improvements made over the years. In brief, the accommodation comprises an entrance hall, open plan living area to include lounge, dining and kitchen/breakfast room, along with a conservatory providing additional reception space. The principal bedroom benefits from an en-suite shower room, and an inner hallway leads to three further bedrooms and a modern family shower room. Externally, the property enjoys well-tended gardens to both the front and rear, along with a spacious block-paved driveway providing ample off-road parking. Willow Court is ideally positioned within easy reach of local amenities found in the nearby villages of Rhosnesni, Acton and Borras, and offers excellent transport links via the A483 to Chester, Wrexham and beyond—making it perfect for families and commuters alike.

- FOUR BEDROOM DETACHED BUNGALOW
- OPEN PLAN LIVING
- MODERN KITCHEN/BREAKFAST ROOM
- CONSERVATORY
- PRINCIPAL BEDROOM WITH EN-SUITE SHOWER
- SPACIOUS MODERN SHOWER-ROOM
- PLEASANT GARDENS TO THE FRONT AND REAR
- DRIVEWAY WITH SPACE FOR MULTIPLE VEHICLES
- QUIET CUL-DE-SAC LOCATION
- NO CHAIN



Entrance Hall

UPVC double glazed door with leaded feature window and frosted side panel leads into a spacious entrance hallway with wooden flooring, coved ceiling, panelled radiator, ceiling light point and 'Yale' hard-wired security panel. Door leads into the lounge/dining area.

Open Plan Lounge/Dining/Kitchen

Lounge

UPVC double glazed window to the front elevation with vertical blinds. Wall mounted remote controlled gas fire. Ceiling light point, wooden flooring, coved ceiling, panelled radiator and opening into dining area.

Dining Room

UPVC double glazed doors into conservatory, panelled radiator, coved ceiling, wooden flooring, ceiling light point and opening into kitchen/breakfast area.

Kitchen/Breakfast Room

A modern and well-equipped kitchen featuring a range of high-gloss wall, drawer, and base units with complementary work surfaces over. Integrated appliances include two eye-level electric fan ovens with grill, a five-ring gas hob with extractor hood above, and a built-in dishwasher. There is a stainless steel one-and-a-half bowl sink unit with a detachable shower mixer tap, space for a freestanding fridge freezer, and a cupboard housing the wall-mounted gas boiler with plumbing for a washing machine. Additional features include a breakfast bar, brick-style splashback tiling, recessed LED lighting, a ceiling light point, and access to the loft. There is space for a breakfast table, with doors leading to the inner hallway and principal bedroom, and a uPVC double glazed window to the side elevation.

Conservatory

Triple aspect uPVC double glazed windows overlooking the garden area with uPVC double glazed 'French' style doors into the garden. Part brick built with tiled roof. Tiled flooring, ceiling light point and power sockets.

Inner Hallway

Door from breakfast room leads to inner hallway with doors off to three further bedrooms and bathroom. Access to loft, wooden laminate flooring, ceiling light point and panelled radiator.

Principal Bedroom

UPVC double glazed window to the rear elevation and uPVC door leading onto garden with vertical blinds. Housing a range of fitted wardrobes with clothing rails and shelving. Wooden laminate flooring, ceiling light point, panelled radiator and door leading into en-suite shower room.

En-suite Shower Room

Three piece suite comprising a low-level WC, wash hand basin sat in a vanity unit with storage and a corner mains dual-hose shower cubical with glass screen. Fully tiled walls and flooring, heated towel rail, extractor fan, ceiling light point and frosted uPVC double glazed window to the rear elevation.

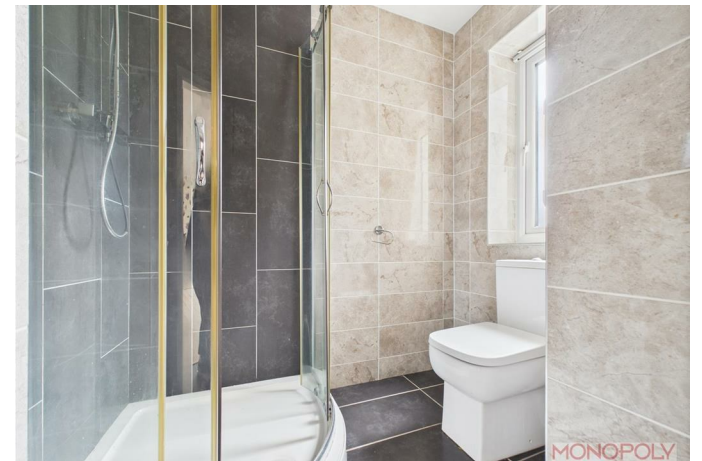
Bedroom Two

UPVC double glazed window to the front elevation. Wooden laminate flooring, ceiling light point and panelled radiator.

Bedroom Three

UPVC double glazed window to the side elevation. Wooden laminate flooring, ceiling light point and panelled radiator.





Bedroom Four

UPVC double glazed window to the front elevation. Wooden laminate flooring, ceiling light point and panelled radiator.

Family Shower Room

A spacious and well-appointed shower room featuring a modern three-piece suite comprising a low-level WC, wash hand basin set within a contemporary vanity unit, and a generous double walk-in mains shower cubicle. The shower area includes full-height tiled splashbacks, a PVC seat, handrails for accessibility, and a glass screen. Additional features include a heated towel rail, gloss tiled flooring, ceiling light point, and a Velux skylight allowing for ample natural light.

Outside

Located within a quiet cul-de-sac, the property benefits from a generous block-paved driveway to the front, providing ample off-road parking for multiple vehicles. A neatly maintained lawned garden is enclosed by a combination of fence panels and brick wall boundaries, offering both privacy and kerb appeal. Pathways and timber side gates provide access to both sides of the property. To the rear, the garden offers a beautifully landscaped space designed for both relaxation and entertaining. It features Indian sandstone patio areas, a raised decking area, and steps leading to a lower-level paved terrace and lawned garden. Mature shrubs, flower borders, and a timber garden shed add charm and functionality, while outdoor lighting and a water tap enhance convenience.

Additional Information

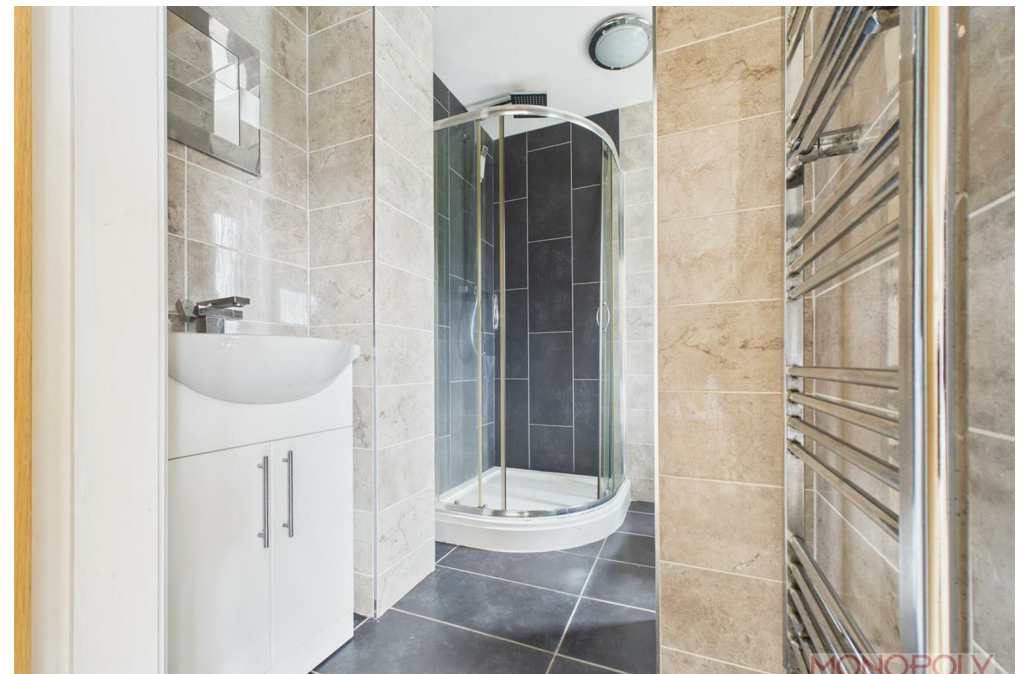
The property has been within the family since 2011 where a number of improvements have been made to the property. Some of the furniture in the property is negotiable within the sale. The property features hard-wired CCTV and alarm system. The boiler has been serviced regularly over the years and is fitted with a 'Hive' smart heating system. There is fibre to the property. The loft hatch is in the process of being fixed and is open for the photos.

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.

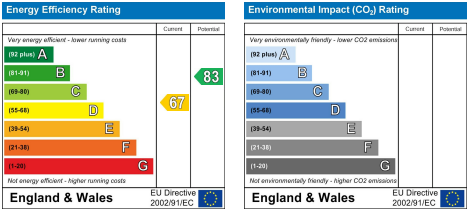






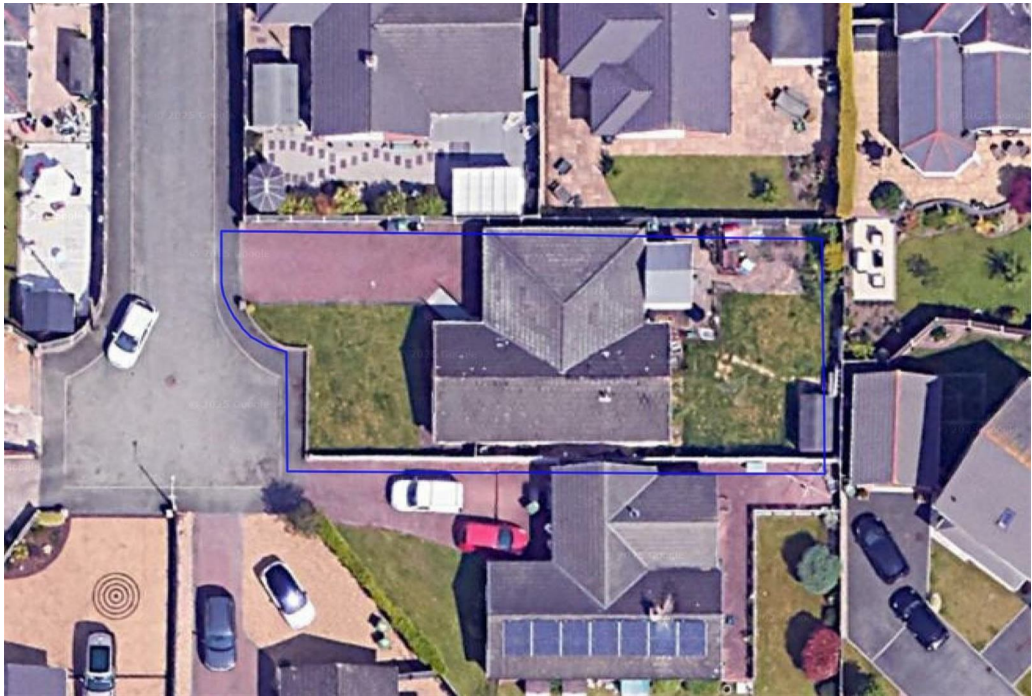


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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

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