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Cefn-Y-Bedd | Wrexham | | LL12 9YE

£290,000

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Wrexham | LL12 9YE

NO CHAIN! Situated in the tranquil cul-de-sac of Petit Close in Cefn-Y-Bedd, Wrexham, this charming Three-bedroom detached bungalow offers a delightful blend of comfort and convenience. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The well-appointed conservatory invites natural light, creating a warm and inviting atmosphere throughout the home. With Three generously sized bedrooms, this bungalow is perfect for families or those seeking extra space. The single bathroom is conveniently located, ensuring ease of access for all residents. Externally, the property features a driveway and garage as well as a lawned garden to the front and rear.

The property benefits from gas central heating, ensuring a cosy environment during the cooler months.

Located in a sought-after location, this bungalow is ideal for those looking for a peaceful retreat while still being close to local amenities. The surrounding area offers a friendly community feel, making it a perfect place to call home.

This property presents an excellent opportunity for anyone seeking a comfortable and spacious living environment in a desirable part of Wrexham. Don't miss the chance to make this lovely bungalow your own.

- THREE BEDROOM
- DETACHED BUNGALOW
- CONSERVATORY
- CUL DE SAC LOCATION
- SOUGHT AFTER LOCATION
- OFF ROAD PARKING
- GARAGE
- GOOD SIZED GARDENS
- NO CHAIN!



ACCOMMODATION TO GROUND FLOOR

The property has a covered porch and is accessed via a UPVC Double glazed stained and leaded front door with frosted side windows which gives access to the entrance hallway.

ENTRANCE HALL

With doors leading off, access to the loft space, single panel radiator.

KITCHEN/DINER

11'6" x 9'10" (3.52m x 3.02m)

Comprising of a range of wall and base cupboards with complementary worktop surfaces, incorporating one and half bowl sink unit with mixer taps, built in four ring gas hob, electric oven/grill with canopy extractor hood, plumbing for washing machine, UPVC Double glazed window to the rear, radiator, tiled floor cupboard housing gas central heating boiler.

LOUNGE

14'6" x 11'10" (4.43m x 3.62m)

With UPVC Double glazed sliding patio doors opening into the conservatory, Adam style fireplace with living flame gas fire inset, double panel radiator.

CONSERVATORY

10'1" x 9'8" (3.09m x 2.95m)

With UPVC Double glazed windows and UPVC Double glazed French style doors opening to the rear garden, tiled floor and double panel radiator.

BEDROOM ONE

11'9" x 11'0" (3.59m x 3.36m)

Measured to the built in wardrobes with mirrored sliding doors and with UPVC Double glazed window to the rear, single panel radiator, .

BEDROOM TWO

11'10" x 9'4" (3.63m x 2.86m)

With UPVC Double glazed window to the rear with single panel radiator beneath.

BEDROOM THREE

10'4" x 9'11" (3.15m x 3.02m)

With UPVC Double glazed window to the front with single panel radiator beneath.

BATHROOM

Comprising of double sized shower cubicle, pedestal wash hand basin, low level w.c., Two UPVC Double glazed and frosted windows to the front, double panel radiator, part tiled walls, wall mounted heater.

OUTSIDE TO THE FRONT

The property is approached by a driveway to the front which

leads to the left hand side and to the detached single garage. The garden is laid to lawn with a sprinkling of mature bushes and pathway leads to front and side doors.

OUTSIDE TO THE REAR

The gated side access reveals a hardstanding patio area, which leads to the rear garden that is laid to lawn and extends around 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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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

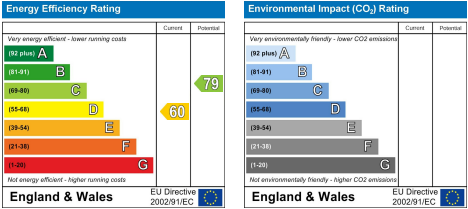
Please see Key Facts for buyers in Web Link. Loft half boarded. New conservatory glass and frames done in 2023 with 10yr guarantee







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