



Dyffryn Coed

Wrexham | LL11 6DG

Offers In Excess Of £300,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

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Nestled on Westminster Road, Brynteg, Wrexham close to Moss Valley Country Park, this individually designed detached bungalow. Spanning an impressive 1,338 square feet, the property boasts a well-thought-out layout that is ideal for both families and those seeking a peaceful retreat. The bungalow features two spacious reception rooms, providing ample space for relaxation and entertaining guests. Natural light floods these areas, creating a warm and inviting atmosphere. With three generously sized bedrooms, there is plenty of room for family members or guests, ensuring everyone has their own private space. The layout of the home is practical, making it easy to navigate and enjoy daily living. Built in 1974, this bungalow has offers huge potential for improvement. The exterior is equally impressive, with parking available for up to five vehicles, making it convenient for families or those who enjoy hosting visitors. Situated in a desirable location, this property is close to local amenities and offers easy access to the surrounding areas. Whether you are looking to settle down in a peaceful neighbourhood or seeking a property with potential for future enhancements, this bungalow on Westminster Road is a must-see.

- A SPACIOUS THREE BEDROOM DETACHED BUNGALOW
- GENEROUS PLOT
- TWO RECEPTION ROOMS
- KITCHEN & UTILITY
- SHOWER ROOM
- GARAGE & DRIVEWAY
- HUGE POTENTIAL FOR IMPROVEMENT
- VIEWING HIGHLY RECOMMENDED!



Hall

Carpet, doors to 3 bedrooms, shower room, kitchen, porch, double doors to dining room, window to rear.

Kitchen

Range of wall and base units, complementary worktops, composite sink drainer, mixer tap, window, gas hob, single oven, space for fridge, vinyl flooring, doors to dining room and utility.

Utility

External door, window, fitted units with work top over, sink drainer, storage cupboard housing boiler and water tank.

Dining Room

Carpet, window, doors to hall, open plan into lounge.

Lounge

Carpet, window, sliding door to conservatory.

Conservatory

Polycarbonate roof, glazing to rear and sides, carpet tile floor.

Bedroom One

Carpet, window to front.

Bedroom Two

Carpet, window to rear with a pleasant outlook.

Bedroom Three

Carpet, window to rear with woodland views.

Shower Room

Walk in shower area with electric shower over, wc, hand wash basin, frosted window, vinyl tile floor, tiled walls, extractor.

Outside

Externally, a large driveway provides parking for more than 6 cars and leads around the property to the under bungalow garage which has potential to be an additional reception area/ Man cave or simply a garage, good sized wrap around lawned gardens with an additional plot of land that backs onto Moss Valley Country park. The well maintained gardens are a particular feature adjoining the picturesque Moss Valley Country Park with an excellent degree of privacy, outdoor entertaining space for both adults and children that includes patio areas and enclosed lawned garden.

ADDITIONAL INFORMATION

Potential to convert loft space subject to planning permission and building regulation approval. Access to the loft in the cloakroom in the hall.

Knotweed on sloping bank with 5 year management plan in place. The plan is nearing the final stages and the vendors anticipate the next review will state the land is free of knotweed.

Ideal gas boiler

Upvc double glazed windows

Loft and Cavity wall insulation

Built 1974

IMPORTANT INFORMATION

*Material Information interactive report available in video tour and brochure sections. *

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



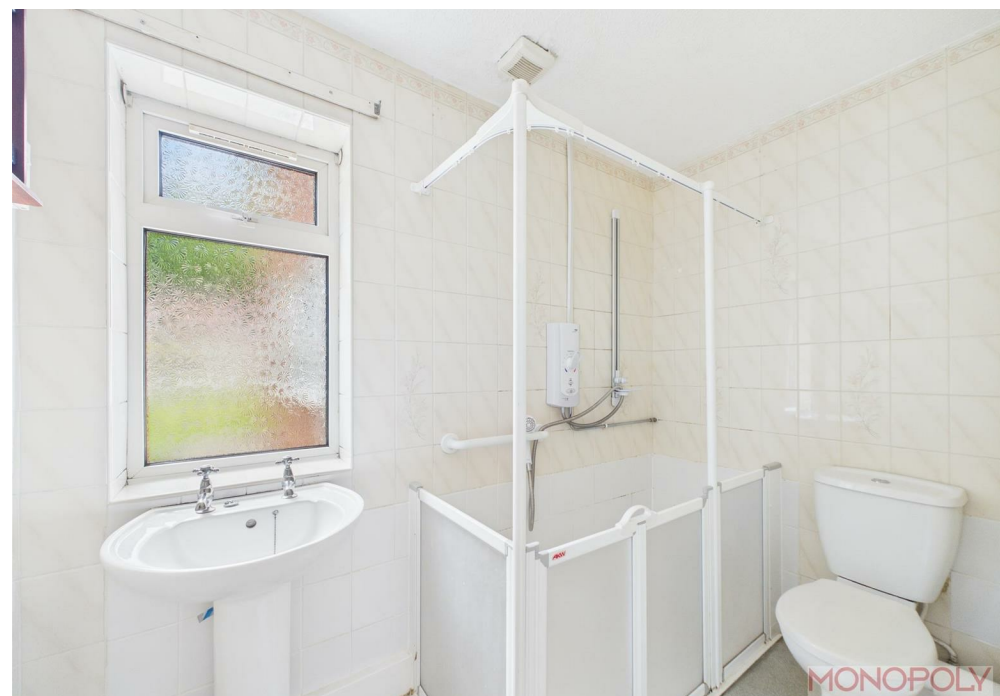


co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification 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 01978 800186 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



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Approximate total area⁽¹⁾

1338 ft²
124.5 m²

Ground Floor



Floor 1

(1) Excluding balconies and terraces

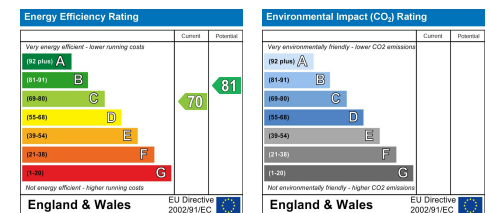
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

MONEY LAUNDERING REGULATIONS 2003

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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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