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Bwlchgwyn | Wrexham | | LL11 5YT

£225,0

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Wrexham | | LLI | 5YT

Located in the charming village of Bwlchgwyn, Wrexham, this extended Three-bedroom semi-detached house on Ruthin Road offers a delightful blend of comfort and convenience. Situated in a peaceful cul-de-sac, the property is perfect for families seeking a tranquil environment while still being close to local amenities.

Upon entering, you will find a welcoming reception room that provides a warm and inviting space for relaxation and entertaining. The house boasts three bedrooms, ensuring ample space for family members or guests. The bathroom is conveniently located, catering to the needs of the household. One of the standout features of this property is the generous garden to the rear, which offers a wonderful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air. The garden overlooks woodland to the rear, so is very private. Additionally, the property includes a garage and off-road parking for up to three vehicles, providing practicality and ease for busy households.

This semi-detached house is not only a comfortable home but also a fantastic opportunity to enjoy village life in a picturesque setting. With its good-sized garden, ample parking, and spacious living areas, this property is sure to appeal to a variety of buyers looking for a lovely place to call home. Don't miss the chance to make this delightful residence your own.

- EXTENDED THREE BEDROOM
- SEMI DETACHED HOUSE
- NOT OVERLOOKED TO THE REAR
- GREAT LOCATION
- OIL CENTRAL HEATING
- UPVC DOUBLE GLAZING
- CUL DE SAC LOCATION
- GARAGE
- OFF ROAD PARKING



ACCOMMODATION TO THE GROUND FLOOR

The property is accessed via a UPVC Double glazed front door with matching frosted side window, which leads into the entrance hallway.

ENTRANCE HALLWAY

With UPVC Double glazed window to the front, staircase rising off to the first floor accommodation, laminate flooring, radiator, door to the lounge.

LOUNGE

With UPVC Double glazed window to the front with double panel radiator beneath, understairs storage cupboard, recessed inglenook fireplace with multifuel burner inset, squared archway to the dining area.

DINING AREA

With UPVC Double glazed window to the rear, with double panel radiator beneath, carpeted flooring, door to the kitchen.

KITCHEN

Fitted kitchen comprising a range of wall and base cupboards with complementary worktop surfaces, incorporating one and half bowl stainless steel sink unit with mixer tap, tiled floor, Integral four ring electric hob, double oven with extractor hood over, Integral fridge, Integral freezer, cupboard housing the oil central heating boiler, plumbing for the washing machine, radiator, UPVC Double glazed door to the rear,

FIRST FLOOR LANDING AREA

With UPVC Double glazed window to the side, access to the loft space, airing cupboard, doors off to the bedrooms and bathroom.

BEDROOM ONE

With UPVC Double glazed window to the front with radiator beneath, carpeted flooring.

BEDROOM TWO

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

BEDROOM THREE

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

BATHROOM

Comprising of panel enclosed bath with shower over, low level w.c., pedestal wash hand basin, UPVC Double glazed and frosted window to the rear, radiator.

OUTSIDE TO THE FRONT

The property is approached via a driveway to the front left hand

side, offering off road parking for two to three vehicles and leading to single garage. There is also a lawned garden to the front.

OUTSIDE TO THE REAR

Sitting area to the paved pathway with lawn either side, which leads to decked sitting area, with steps down to further garden area, which is also laid to lawn. The garden overlooks woodland to the rear.

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.

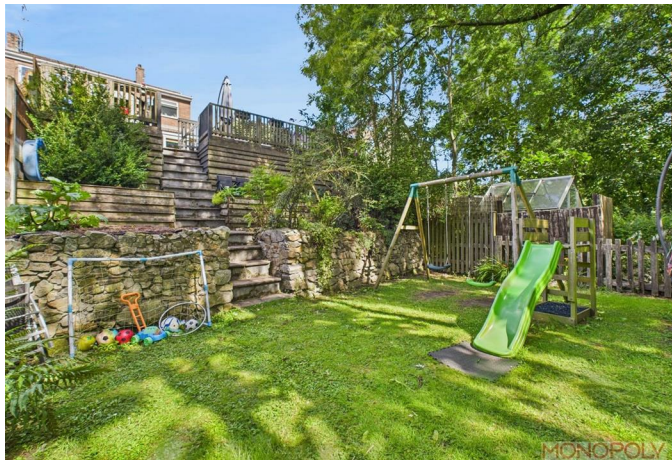
Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage

ADDITIONAL INFORMATION

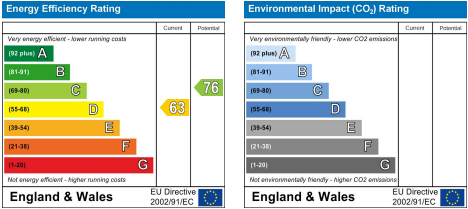
Please see Key Facts for buyers in Web Link.







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