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Wrexham | | LL13 9SZ

Offers In The Region Of £250,000

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Situated in the highly desirable and sought-after residential location of Bieston Close, this well-proportioned two-bedroom detached bungalow offers spacious and versatile accommodation throughout. In brief, the property comprises an entrance hallway, a bright and generous lounge with an archway leading to the dining room, a kitchen with adjoining utility room, two bedrooms, and a family bathroom. Externally, the property benefits from a driveway leading to a single garage with up-and-over door, along with pleasant gardens to the front and rear. The front aspect enjoys beautiful rural views across open countryside towards Bieston, Cheshire, adding to the appeal of this charming home.

Bieston Close is located in a quiet and established residential area just a short drive from Wrexham City Centre, offering an array of amenities including shops, supermarkets, cafés, schools, and medical facilities. Excellent transport links are close by, with easy access to the A483, providing convenient routes to Chester, Oswestry, and beyond. This lovely bungalow presents an excellent opportunity for those seeking a peaceful setting while remaining close to all local conveniences.

- TWO DOUBLE BEDROOM DETACHED BUNGALOW
- ENTRANCE HALLWAY
- SOUGHT AFTER LOCATION
- KITCHEN WITH SEPARATE UTILITY
- LIVING ROOM WITH ARCHWAY INTO DINING ROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- FAMILY BATHROOM
- DRIVEWAY AND GARAGE
- GARDENS FRONT AND REAR



ACCOMMODATION TO GROUND FLOOR

Covered porch with tiled steps gives access to the composite double glazed leaded and frosted door to the entrance hallway.

ENTRANCE HALLWAY

With single panel radiator, coved ceiling, cloaks cupboard, access to the loft space.

LOUNGE

15'4" x 12'7" (4.679m x 3.848m)

UPVC double glazed window to the front with radiator beneath, Adam style fireplace with electric fire inset telephone point, archway to the dining room

DINING ROOM AREA

10'3" x 10'0" (3.139m x 3.051m)

uPVC double glazed sliding patio doors opening to the rear garden, radiator, door into the kitchen, ceiling light point and panelled radiator.

KITCHEN

9'9" x 9'9" (2.992m x 2.994m)

Kitchen/breakfast space housing a range of wall, drawer and base cupboards with complementary worktop surfaces, incorporating one and half bowl stainless steel sink unit with mixer tap, space for cooker, space for fridge, uPVC double glazed window to the rear with views and door to utility room.

UTILITY ROOM

8'0" x 6'10" (2.441m x 2.103m)

Comprising of a wall mounted gas central heating boiler, uPVC double glazed window and door to the rear, worktop surface with stainless steel sink unit with mixer tap, built in storage cupboard, plumbing for washing machine.

BEDROOM ONE

11'8" x 11'5" (3.557m x 3.491m)

UPVC double glazed window to the front, radiator, built in wardrobes, built in storage cupboard, ceiling light point and carpet flooring.

BEDROOM TWO

11'8" x 9'11" (3.578m x 3.037m)

UPVC double glazed window to the rear, single panel radiator, ceiling light point and carpet flooring.

FAMILY BATHROOM

7'11" x 6'10" (2.430m x 2.090m)

Panel enclosed bath with shower over, low level w.c., pedestal wash hand basin, single panelled radiator, uPVC double glazed and frosted window to the side, fully tiled walls, airing cupboard, ceiling light point and carpet flooring.

OUTSIDE TO THE FRONT

Driveway to the front offering off road parking for two vehicles and which leads to the single garage with electric up and over door. The garden has been laid with decorative pebbles and has an array of mature bushes and shrubs.

Gated access to the left hand side leads to the side and rear garden

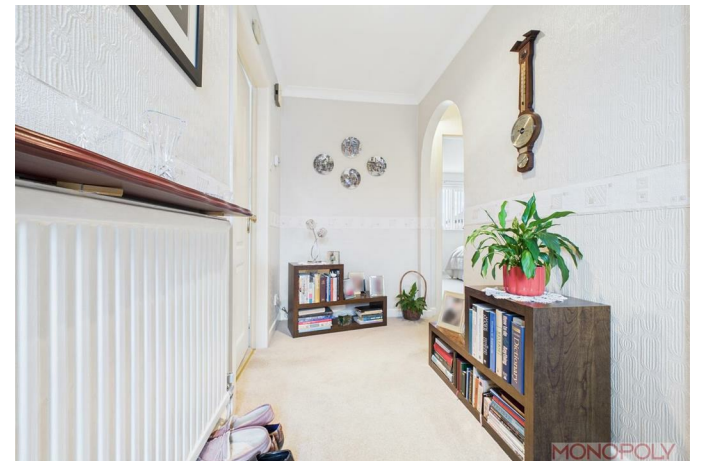
OUTSIDE TO THE REAR

Pebbled area with astro turf lawn and floral borders, garden shed and steps down to further sloped garden area. There are mature hedges to the boundaries.

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

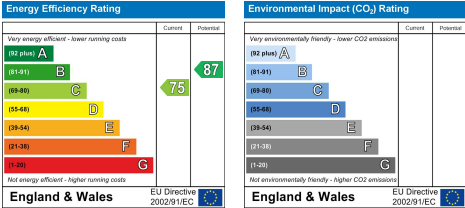
KEY FACTS FOR BUYERS

Please see Key Facts for buyers in Web Link.





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