



Pandy, Wrexham LL11 2UG

£185,000

Situated on the popular Bluebell Estate in Pandy, this well-proportioned three-bedroom semi-detached family home is offered for sale with no onward chain. Set on a generous plot, the property provides spacious and versatile living accommodation with scope for personalisation. In brief, the internal accommodation comprises an entrance hallway, downstairs WC, dining room, living room, kitchen, and rear porch to the ground floor. To the first floor, there is a spacious landing area, three bedrooms with built-in storage, and a family bathroom. Externally, the property benefits from gardens to the front and rear, including an extensive lawned area, decorative stone section, and concrete patio, ideal for outdoor entertaining. There is also a brick-built garden store and detached garage, providing excellent storage and parking options. Pandy is a highly regarded residential area on the outskirts of Wrexham City Centre, known for its community feel and convenient access to local amenities. Nearby are local shops, schools, and public transport links, while Erddig National Trust Park offers scenic countryside walks just a short distance away. The property also provides excellent road connections via the A483 to Chester, Oswestry, and beyond, making it ideal for commuters and families alike.

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- ENTRANCE HALLWAY AND DOWNSTAIRS WC
- KITCHEN AND REAR PORCH
- FAMILY BATHROOM
- GARDEN TO FRONT AND REAR
- EXTENSIVE GARDEN TO THE REAR
- TWO RECEPTION ROOMS - LIVING AND DINING AREA
- GENEROUS SIZED BEDROOMS WITH BUILT IN STORAGE
- GARDEN STORE AND DETACHED GARAGE
- NO ONWARD CHAIN



Entrance Hall

UPVC double glazed door into entrance hall with uPVC double glazed window to the front. Understairs storage cupboard, tiled floor, ceiling light point, panelled radiator, stairs to first floor, doors into downstairs WC, dining room and kitchen.

Dining Room

UPVC double glazed window to the front with blinds. Carpet flooring, panelled radiator, ceiling light point and sliding wooden glazed doors into lounge.

Living Room

UPVC double glazed window to the rear with blinds. Gas fire with marble surround, carpet flooring, ceiling light point and panelled radiator.

Kitchen

Housing a range of wall, drawer and base units with complimentary work surface over. Integrated electric oven, gas hob and extractor hood over. Space for fridge freezer and washing machine. 1.5 stainless steel sink unit with mixer tap over. Wall mounted boiler, ceiling spot lights, tiled floor, panelled radiator, two uPVC double glazed frosted windows to the side and uPVC double glazed frosted door into rear porch.

Rear Porch

UPVC double glazed window, tiled flooring and door leading outside.

Downstairs WC

UPVC stained glass window to the side. Tiled flooring, ceiling light point, tiled walls and WC.

Landing Area

Spacious landing area with uPVC double glazed window to the side elevation. Access to loft, carpet flooring, ceiling light point, doors to three bedrooms and bathroom.

Bedroom One

UPVC double glazed window to the rear with blinds. Fitted with a range of wardrobes with shelves and rails. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Two

UPVC double glazed window to the front with blinds. Fitted with a range of wardrobes with shelves and rails. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Three

UPVC double glazed window to the rear with blinds. Fitted with a range of wardrobes with shelves and rails. Carpet flooring, ceiling light point and panelled radiator.

Bathroom

Three piece suite comprising low-level WC, wash hand basin set on a vanity storage unit with work surface and panelled bath with electric shower over. Finished with vinyl flooring, panelled radiator, ceiling light point, extractor fan, double glazed window to the front elevation.

Garden Store

Brick built store with wooden door, power and shelving.

Garage

Detached garage with up and over door and window to side.

Outside

A real feature of this property, to the front there are wrought iron gates and a pleasant paved garden area to the front. A concrete path leads along the side to a timber gate. The rear garden area is spacious with a concrete paving area leading to a garage. There is a decorative stone area leading to an extensive lawned garden area. There is hedging to each side and fencing to the rear offering security and privacy.



Important Information

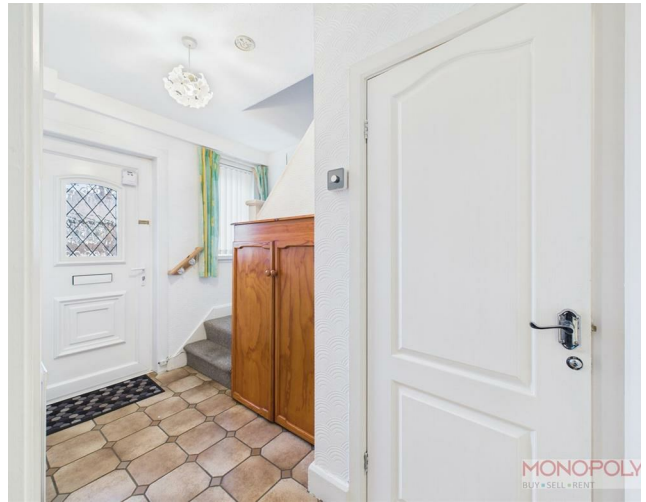
MONEY LAUNDERING REGULATIONS 2003

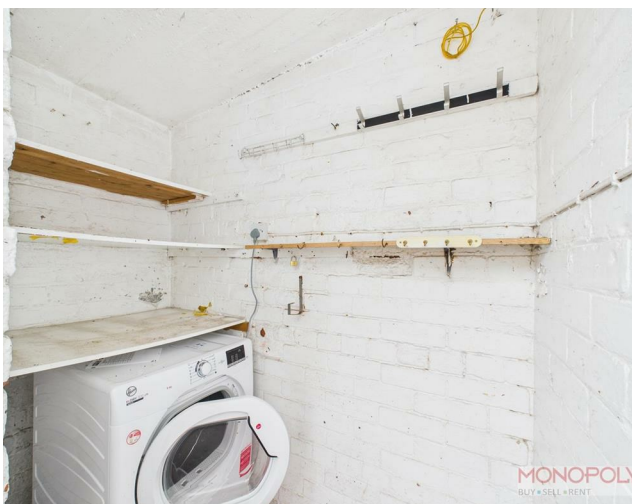
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

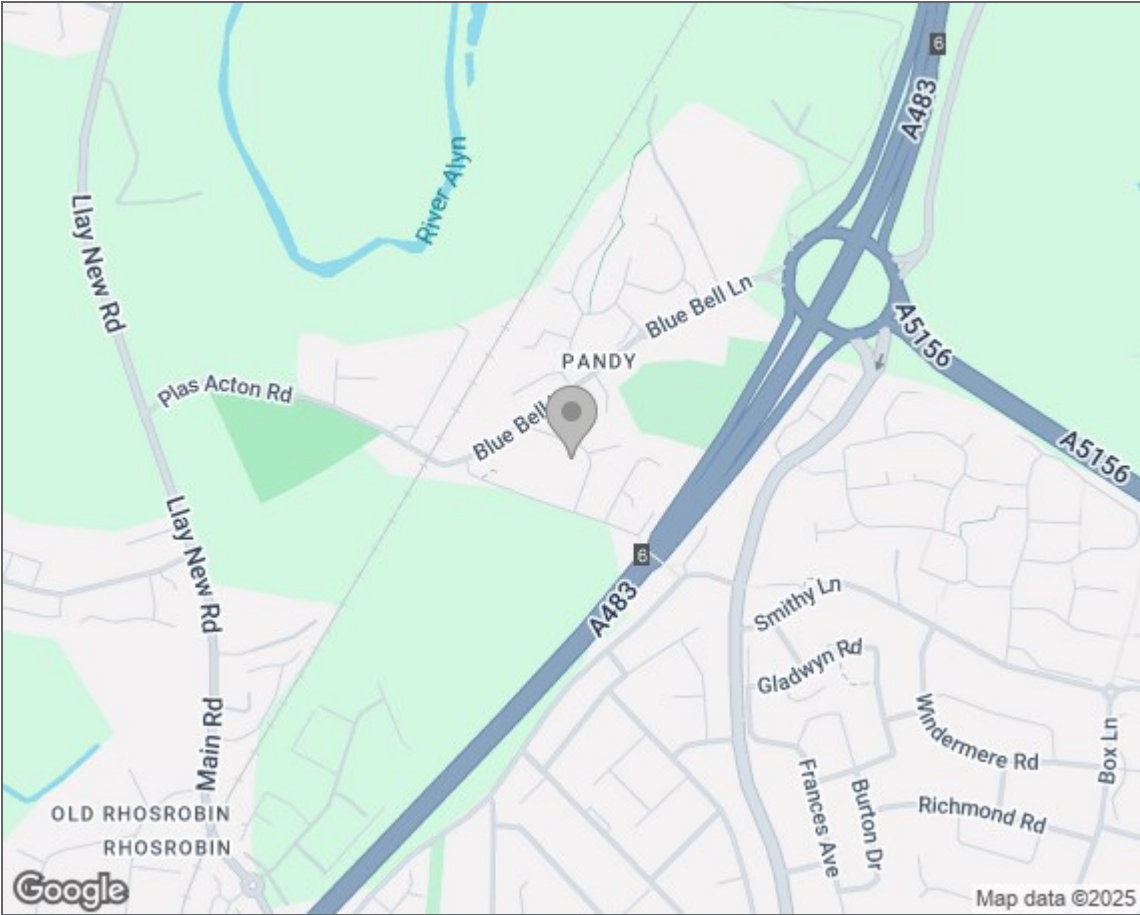
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
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