



## Ffordd Tudno, Wrexham LL12 7RH

### £1,500

A spacious 4-bedroom home set in a highly convenient and family-friendly area. Nearby you'll find excellent schools, local parks, a range of shops, and easy access to a range of transport links. The property offers generous space throughout, including a large, light-filled living room with an electric fire and two expansive windows. The wide hallway leads to four well-sized bedrooms, three with semi-fitted wardrobes; three rooms featuring carpet and one boasts an elegant oak flooring. The home includes a modern 3-piece bathroom suite with both shower and bath.

At the heart of the house is a big kitchen with an adjoining sitting area, island countertop, ample storage and a large electric hob. There is also convenient outdoor access to the boiler room, plus gas central heating and double-glazed windows throughout. Externally, the property sits on a generous sized plot with a very private rear garden and front garden facing the road. Additional features include a single space garage with an electric door, an extra garden shed to the rear, and two gated parking spaces with further room to park on the drive.

- A spacious 4 bedroom detached bungalow
- Large kitchen/dining room
- Ample off road parking and detached single garage
- Private back garden
- Occupying a generous plot
- Spacious lounge
- Desirable address on the outskirts of Wrexham city centre
- Double glazed windows throughout



## Hallway

A wide hallway with carpeted flooring, doors off to the lounge, kitchen/dining room and inner hallway.

## Lounge

A spacious lounge with 2 large double glazed windows, carpeted flooring, central fireplace with inset electric fire.

## Kitchen/Dining Room

A spacious kitchen/dining room with a large central island countertop, stone tile flooring, large electric cooking hob & ovens and ample storage. Adjoining space for dining table, with 2 large double glazed windows.

## Rear Porch

With wood effect flooring, double glazed window to the side, door off to the rear garden.

## Inner Hallway

With carpeted flooring, access to the loft space, doors off to the 4 bedrooms and bathroom.

## Bedroom 1

With wood effect flooring, double glazed window to the rear, wardrobe.

## Bedroom 2

With a double glazed window to the front, carpeted flooring, wardrobe.

## Bedroom 3

With a double glazed window to the front, carpeted flooring, wardrobe.

## Bedroom 4

With a double glazed window to the front, carpeted flooring, wardrobe.

## Bathroom

Fitted with a white suite of low level w.c, pedestal wash hand basin, bath, separate shower cubicle, fully tiled walls, tiled flooring, double glazed window.

## Outside

The property sits on a large corner plot within a desirable address close to Wrexham city centre. To the front is an extensive lawned garden and a tarmac driveway to the side providing more than ample off road parking and leading to a single detached garage with electric fob operated door. To the rear is another generous lawned garden with mature planted borders. The lawn also sweeps around to one side of the property.

## Boiler Room

Boiler room access from the rear garden, with storage space below.

## Garage

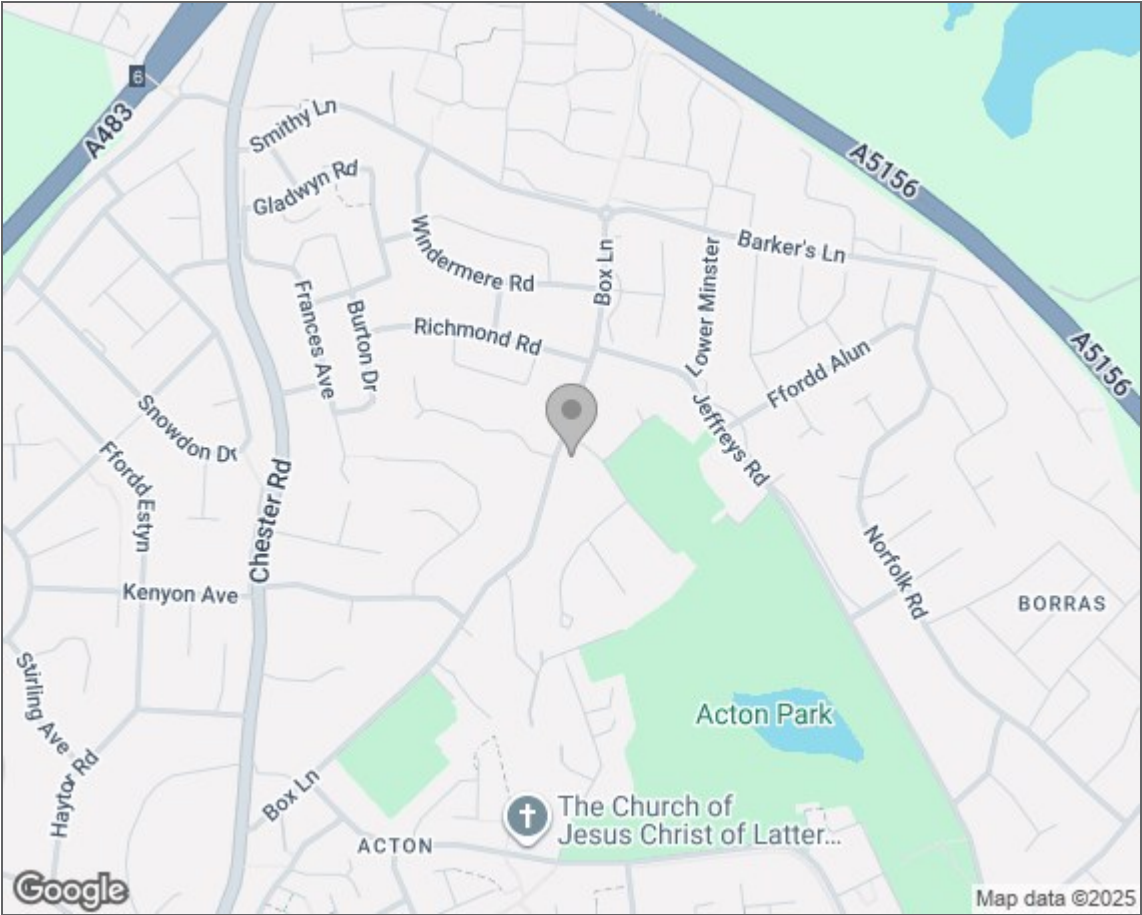
Single space garage next to the back garden with electric shutter system.











| 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 |           |
| 64                                          | 73        |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|-----------------------------------------------------------------|-----------|
| Current                                                         | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |           |
| England & Wales                                                 |           |
| EU Directive 2002/91/EC                                         |           |

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.

