



**5 Oak Close, Wrexham, Bradley,  
Wrexham, LL11 4DH**

**£265,000**

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**EPC - F38**

**Council Tax Band - E**

**Tenure - Freehold**

# Oak Close, Bradley

## 3 Bedrooms - Bungalow - Detached

NO ONWARD CHAIN - Three Double Bed Detached Bungalow in a very quiet and private Idyllic Cul De Sac positioned with open views over the River Alyn Valley. Nestled in the peaceful village of Bradley, a mere 10 minutes from the heart of Wrexham Town Centre. Step inside to discover three generously sized bedrooms, a comfortable living room, a bathroom and the added convenience of off-road parking. EPC rating - F 38, Council Tax Band - E, Tenure - Freehold



### Description

A beautiful three bedroom detached bungalow with fantastic countryside views located in the village of Bradley, just outside Wrexham. The property includes three spacious bedrooms, living room, bathroom, double glazed throughout, gas central heating and off road parking.

### Location

With less than 5 minutes' access to the A483, Picture a hassle-free daily commute, with Chester just a mere 20 to 30 minutes away. Manchester Airport is a convenient 45 to 50-minute drive from your doorstep. Seamless travel is within reach, convenient motorway access to Liverpool, Manchester, Shrewsbury, and beyond. Nestled within Wrexham, you'll find excellent access to local areas. A regular bus service from Bradley connects you to Wrexham, Chester, and beyond, making your daily commute a breeze. Education is at your fingertips, with an array of nearby schools including the esteemed Kings School on Wrexham Road near Chester. Welsh-speaking schools and a university are also within reach. History and culture await just 12 miles away at Chester Castle, while outdoor enthusiasts will delight in the mere hour's drive to the breathtaking Snowdonia National Park. With good rail links and the Swansea-Manchester trunk road A483 just 1 mile away.



### Accommodation

Glazed door leads into

### Entrance Hall

Long hallway with doors off to all rooms.

### Living Room

17'7" x 12'5" (5.36 x 3.78 (5.363 x 3.797))  
Open aspect with fantastic countryside views through the expansive uPVC double glazed window, which floods the room with natural light. Access to the picturesque rear garden is just a step away through the uPVC single door.



## Kitchen

11'11" x 7'8" (3.63 x 2.34 (3.635 x 2.332))  
Laminate flooring, uPVC double glazed window to side elevation, uPVC part glazed door leading to side elevation, stainless steel sink with mixer tap, range of base and wall units, plumbing for washing machine, tiled splash back, void for fridge freezer and a single radiator.

## Bedroom One

11'4" x 9'1" (3.45 x 2.77 (3.456 x 2.767))  
Carpet flooring, double radiator and leaded double glazed windows to front elevation.

## Bedroom Two

9'11" x 12'6" (3.02 x 3.81 (3.031 x 3.809))  
Carpet flooring, double radiator and double glazed leaded windows to front elevation.

## Bedroom Three

11'6" x 12'5" (3.51 x 3.78 (3.494 x 3.781))  
Spacious double bedroom, with uPVC double glazed window to rear elevation overlooking the River Alyn Valley.

## Bathroom

6'6" x 7'7" (1.98 x 2.31 (1.979 x 2.312))  
Exposed wooden floor, low flush W.C, pedestal wash basin, panelled bath with shower over, single radiator and uPVC obscure double glazed window to side elevation.

## Outside

Driveway has space for two cars with the garage hosting space for an additional car, rear garden mainly laid to lawn, with views over River Alyn, Old Bradley Mill and distant Caegrwle Castle.

## Directions

From Williams Estates In Mold, travel down to the roundabout, take your second exit, continue on the A541 then take the third exit on the round about continuing on the A541, continue on the Mold Road as you're coming up to the Shell Garage, take a left turning sign posted Bradley, then take your first left onto Delamere Avenue, continue until you come to the junction with Olivegrove directly in front of you, take your left and left again onto Beech Avenue, continue until you reach the junction at Oak Close, take your right, and the property is on your left.





### Floor Plan

Floor area 78.3 sq.m. (843 sq.ft.) approx

Total floor area 78.3 sq.m. (843 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>38</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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