



**Smithy Close, Wrexham LL12 8AQ**



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**Smithy Close, Wrexham**

Guide Price £170,000 - £190,000

A detached three bedroom bungalow offered with No Onward Chain, in a sought after location. The property offers ample gated off road parking, and mature garden to front.



### **Rear Hall**

Access to bedroom three, conservatory, kitchen, airing cupboard with Worcester boiler.

### **Lounge**

13' 8" max x 11' 7" max ( 4.17m max x 3.53m max )  
Double Glazed window to front, 'Adams' style fireplace with marble type hearth and back housing living flame effect gas fire with radiator.

### **Kitchen**

11' 6" x 9' 11" ( 3.51m x 3.02m )  
Wall and base units with 1 1/2 bowl sink unit with mixer taps, electric oven with hob extractor fan. Plumbing for washing machine, space for dryer and fridge freezer. Double glazed window to rear, tiled flashbacks and floors with radiator.

### **Conservatory**

12' x 8' 10" ( 3.66m x 2.69m )  
Doubled glazed windows, double glazed single door to rear, tiled floor and ceiling light with fan.

### **Bedroom One**

10' 11" x 12' 8" ( 3.33m x 3.86m )  
Front double glazed window, sliding mirror wardrobe with radiator.

### **Bedroom Two**

10' 4" x 8' 2" ( 3.15m x 2.49m )  
Double glazed window to the rear with radiator.

### **Bedroom Three**

8' 10" x 14' 1" ( 2.69m x 4.29m )  
Double glazed window to front with radiator.

### **Bathroom**

5' 5" x 6' 1" ( 1.65m x 1.85m )  
Pedestal wash hand basin, WC panel bath, with electric shower above. Opaque double glazed window to rear.

### **Front Garden**

Gated front, drive for several cars with car port to the side. Mature lawns shrubs and borders.

### **Rear Garden**

Attractive tiered gardens, steps to two levels, flagged patio with a large shed.



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## Smithy Close, Wrexham

- Guide Price £170,000 - £190,000
- NO CHAIN
- 2/3 BEDROOM DETACHED BUNGALOW
- CONSERVATORY
- DRIVEWAY AND CARPORT TO FRONT

Tenure: Freehold EPC Rating: D

guide price

**£170,000 - £190,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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