



Wesley Grange, Bwlchgwyn, LL11 5UY
Price £245,000

Reference: 19181450

Date: Add text here

TENURE: Tenure is advised the property is Freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.

POSSESSION: Add text here

SERVICES: Add text here

OUTGOINGS: Council Tax Band details available from Wrexham County Borough Council

VIEWING: Add text here



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29 Holt Street, Wrexham, LL13 8DH
 Tel: 01978 353553 Email: sales@wingetts.co.uk

www.wingetts.co.uk



Description

A well presented and spacious 3 bedroom detached bungalow with garage enjoying an excellent degree of privacy located within the popular village of Bwlchgwyn that offers stunning views across Wrexham and Cheshire and picturesque countryside walks. The bungalow has the benefit of Upvc double glazing, Oil fired central heating and briefly comprises an open fronted entrance porch, welcoming hall with useful cloaks cupboard and airing cupboard, good size lounge diner with the warmth of an open fire, fitted kitchen with access to the rear garden, 3 well proportioned bedrooms with the principal bedroom having an en-suite shower room. Family bathroom with a white suite including bath. To the outside, a private drive provides ample parking and leads to the garage. The gardens extend mainly to the front and rear and are mainly lawned together with established trees and plants. Energy Rating - D (55)

LOCATION

The Village of Bwlchgwyn is situated approx. 6 miles from Wrexham City Centre in an elevated location from which to enjoy the panoramic views of the various Counties. The nearby village of Coedpoeth offers an excellent range of convenient shopping facilities and social amenities including Primary Schools, Doctors, Dentists etc. There are good road links to Wrexham, Ruthin and Chester together with a bus service through the village.



DIRECTIONS

From Wrexham City Centre proceed along Ruabon Road to the roundabout, take the 3rd exit onto Victoria Road and then left onto the A525 Ruthin Road at the traffic lights. Continue through the village of Coedpoeth and its shopping area and after a further 1 ½ miles you will reach the Village of Bwlchgwyn. Turn left into Fron Heulog Hill immediately before the village pub, then right and continue on Wesley Road where Wesley Grange will eventually be observed on the right hand side before the road splits.

ACCOMMODATION

Open fronted porch with inset spotlight and upvc part glazed entrance door opening to:

WELCOMING HALLWAY

Having inset ceiling spotlights, two radiators, six panel white woodgrain effect doors off to all rooms, alarm control panel, useful cloaks cupboard and airing cupboard housing the hot water cylinder with slatted shelving above.

LOUNGE/DINER

22'3 x 14'0 max

A good sized reception room with upvc double glazed window overlooking the front garden, radiator, open fire with cast iron surround and tiled insert, coving to ceiling, upvc double glazed window to the dining area and six panel white woodgrain effect door opening to the:

KITCHEN

9'7 x 9'6

Fitted with a range of base and wall cupboards complimented by work surface areas incorporating a stainless steel single drainer sink unit with mixer tap and upvc double glazed window above overlooking the garden with far reaching views, four ring electric hob with oven/grill below and extractor hood above, part tiled walls, plumbing for washing machine, space for fridge freezer, quarry tiled floor, inset ceiling spotlights, radiator, alarm control panel and upvc part glazed external door.

BEDROOM ONE

18'8 x 9'5

A well proportioned principle bedroom with upvc double glazed window to front and radiator below, additional radiator, ceiling hatch to roof space and six panel white woodgrain effect door opening to the:

EN-SUITE

Appointed with a close coupled w.c with dual flush, pedestal wash basin with mixer tap, shower

enclosure with electric shower, part tiled walls, upvc double glazed window, inset ceiling spotlights and heated towel rail.

BEDROOM TWO

10'4 x 9'7

Upvc double glazed window to side and radiator.

BEDROOM THREE

10'5 x 9'7

Currently utilised as an office with upvc double glazed French doors leading out to the rear garden and radiator.

FAMILY BATHROOM

7'2 x 6'5

Appointed with a white suite of low flush w.c, pedestal wash basin, bath with mixer tap and hand held shower take-off, part tiled walls, upvc double glazed window, radiator, extractor fan and inset ceiling spotlights.

OUTSIDE

The property is approached off Wesley Road along a private driveway providing ample parking and guest parking and leading to the:

GARAGE

18'5 x 8'9

Having metal up and over door, oil fired central heating boiler, upvc double glazed window and useful storage within the roof space.

GARDENS

A decorative gravelled path leads alongside the garage past flowerbeds to the front garden which includes a paved path to the entrance door and lawned garden which enjoys a good degree of privacy from established trees and hedging together with a front stone boundary wall. Gated paths either side of the bungalow lead to the rear garden which enjoys a good degree of privacy together with far reaching views and includes a patio area for outdoor entertaining, decorative gravel, lawned area and oil tank, all of which is enclosed within mainly timber fencing.

COUNCIL TAX BAND - E