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Southleigh Drive, Wrexham, LL11 2HZ

Price £245,000

Reference: 19290217

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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## Description

A well presented detached bungalow which has the benefit of a garage conversion to provide additional accommodation. Located within a sought after residential development on the outskirts of the town centre and having the benefit of upvc double glazing, new carpets throughout and gas fired central heating the accommodation briefly comprises open fronted entrance porch, hallway with cloaks/w.c off, spacious lounge/diner, fitted kitchen/breakfast room, sitting room/third bedroom with access into the rear garden, inner hallway leading to two further bedrooms, bathroom and airing cupboard. Externally a brick paved driveway provides parking for 2-3 cars, low maintenance gardens with artificial grass to front and rear, patio area and flowerbeds. NO CHAIN. Energy Rating - D (61)

### LOCATION

The area known as Rhosddu lies approximately one mile from Wrexham town centre and is conveniently located for an excellent range of shopping facilities and social amenities which includes supermarkets, health centres and Wrexham Tennis Centre together with both bus and train stations. There are excellent road links to the A483 bypass that connects Wrexham with Chester and Oswestry and allows for daily commuting to the major commercial and industrial centres of the region. There is a regular bus service that operates locally.



### DIRECTIONS

From Wrexham town centre proceed along Rhosddu Road passing the convenience store on the left hand side and the road continues into New Road, proceed past the turnings for Osborne Road and Ivy Close on your right hand side and then take the next right hand turning into Westleigh Way which bears to the left and then take the next right into Southleigh Drive where No.5 will be observed on the left hand side.

### ACCOMMODATION

An open fronted porch with welcome light and upvc part glazed entrance door opens into the:

### HALLWAY

Having radiator, four panel white doors off to:

### CLOAKS/W.C

With low flush w.c, pedestal wash basin, tiled splashback, radiator and upvc double glazed window.

### LOUNGE/DINER

21'6 x 10'9

A light and airy reception room with two upvc double glazed windows, fireplace with electric fire and side t.v plinth, two radiators and coving to ceiling.

### KITCHEN/BREAKFAST ROOM

17'6 x 8'1

The kitchen area is fitted with a range of base and wall cupboards with work surfaces incorporating a stainless steel single drainer sink unit with mixer tap, four ring gas hob with oven/grill below, provision for washing machine, space for fridge freezer, radiator, part tiled walls, upvc double glazed window to front, upvc part glazed external door into rear garden and a gas combination boiler.

### SITTING ROOM/BEDROOM THREE

8'6 x 8'6

Upvc double glazed window overlooking the rear garden, part glazed upvc external door and radiator.

### INNER HALLWAY

Approached off the lounge with ceiling hatch to roof space, central heating thermostat control, four panel white woodgrain effect doors off to all rooms, airing cupboard with radiator and slatted shelving.

### BEDROOM ONE

12'7 max x 8'6

Upvc double glazed window to front and radiator.

### BEDROOM TWO

10'9 x 8'6

Upvc double glazed window overlooking the rear garden and radiator.

### SHOWER ROOM

9'0 x 5'4

A fully tiled wet room comprising walk-in shower with mains thermostatic shower and splash screen, low flush w.c, wash basin with mixer tap and vanity unit below, chrome heated towel rail, shaver socket, tiled flooring and upvc double glazed window.

### OUTSIDE

The property is approached via a brick paved driveway providing parking for 2-3 cars. The front garden has been laid with artificial grass for low maintenance. A gated path alongside the property leads to the rear garden which has a stone paved patio with a good degree of privacy, artificial grassed areas, flowerbeds, garden shed and cold water tap, all being enclosed.

### COUNCIL TAX BAND - D