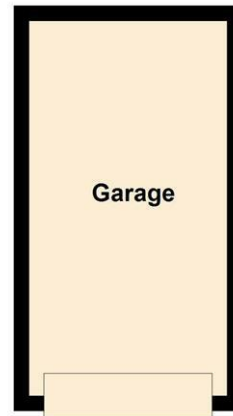


Ground Floor
Approx. 87.4 sq. metres (941.3 sq. feet)



Rowan Close, Wrexham, LL12 0NZ

Price £315,000



Reference: 19328439

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

Newly refurbished to an excellent standard is this 3 bedroom detached bungalow with gated parking, private rear garden and garage situated just off the Gresford Road in Llay within an established cul de sac location. The village offers a good range of amenities and road links to both Chester and Wrexham. The superbly presented accommodation features Oak veneer internal doors, stylish fitted kitchen dining room with integrated appliances, beautifully appointed bathroom with bath and separate shower enclosure, upgraded electrics, new carpets and floor coverings throughout, new window blinds and new neutral decoration. Briefly comprising a new composite entrance door opening to the hall with 2 useful storage cupboards, well-proportioned lounge with feature bay window to front and glass and Oak veneer door leading into the impressive new gloss fronted fitted kitchen and a dining area with French doors leading to the rear paved patio, 3 bedrooms, 2 of which are doubles, and a stunning fully tiled bathroom with white 4 piece suite. To the outside, a newly resurfaced drive leads alongside a lawned garden to a pair of new privacy gates and additional parking. To the rear is a detached brick garage, full width sunny aspect paved patio for outdoor entertaining, lawned garden and mostly new boundary fencing providing an excellent degree of privacy. NO CHAIN. Energy Rating - C (69)

LOCATION

The Village of Llay is located approximately 5 miles from Wrexham City Centre and has a good range of day to day shopping facilities, supermarket, social amenities and primary school. There is a bus service that operates in the Village and there are also good road links to the A483 by-pass and Wrexham which allows for daily commuting to the major commercial and industrial centres of the region. The nearby Alyn Waters Country Park is popular amongst walkers.



DIRECTIONS

Proceed from Wrexham along Rhosddu Road into New Road passing through Rhosrobin and into the Village of Llay. Continue through the village to the roundabout and take the 2nd exit. At the traffic lights, turn right onto Gresford Road passing Aldi Supermarket. After a short drive, turn right into Fair Oaks Crescent and left onto Rowan Close with the bungalow being observed on the left.

ACCOMMODATION

A new part glazed composite entrance door with side glass panel opens to:

WELCOMING HALLWAY

Featuring new oak veneer internal doors, grey anthracite vertical radiator, newly fitted carpet, ceiling hatch to roof space, airing cupboard with radiator and shelving and separate storage cupboard housing the Worcester gas combination boiler.

LOUNGE

14'9 x 13'4

A part glazed and oak veneer door opens into this light and airy reception room having upvc double glazed bow window to front with fitted blinds, two radiators, television aerial point, newly fitted carpet and oak/glass veneer door opening to:

KITCHEN/DINING ROOM

19'5 x 9'7

An impressive sociable room overlooking the rear garden through new upvc double glazed French doors with perfect fit window blinds and upvc double glazed window with window blinds, wood effect ceramic tiled flooring and two vertical anthracite grey radiators. The kitchen area is appointed with a new stylish gloss fronted range of base and wall cupboards complimented by work surface areas incorporating a 1 ½ bowl sink unit with chrome mixer tap, five ring gas hob with angled extractor hood above and wide cutlery and pan drawers below, integrated fridge freezer, double oven/grill, integrated dishwasher, integrated washer/dryer, under unit lighting, part tiled walls, LED plinth lighting, two sets of ceiling lights and television aerial point.

BEDROOM ONE

11'4 x 10'8

Upvc double glazed window to rear with fitted blinds, newly fitted carpet and radiator.

BEDROOM TWO

10'9 x 9'8

Having a dual aspect with two upvc windows to front

and side with fitted blinds, radiator and newly fitted carpet.

BEDROOM THREE

8'1 x 7'3

Upvc double glazed window to front with fitted blinds, radiator and newly fitted carpet.

BATHROOM

Beautifully appointed with a stylish suite of close coupled w.c with dual flush, bath with chrome mixer tap, wash basin with chrome mixer tap set within vanity cupboard, corner shower enclosure with mains thermostatic shower and Drench style shower head, illuminated bathroom cabinet, extractor fan, upvc double glazed window with blind, fully tiled walls, tiled flooring and heated towel rail.

OUTSIDE

The property is approached along a resurfaced tarmac driveway providing parking alongside a lawned garden with low level stone wall and edging. The driveway continues to the entrance door with welcome light and letter box. New double gates to the side of the property open to provide additional parking and leads to the detached brick built garage having metal up and over door, lighting and power. The rear garden is a particular feature of the property enjoying a sunny aspect together with an excellent degree of privacy and includes a full width brick paved patio providing outdoor entertaining space, lawned garden, Yucca tree, sensor lighting, cold water tap, PVC soffits and fascia boards and gated side path, all of which is enclosed within mainly new timber fencing.

COUNCIL TAX BAND - D