

Wingetts

More than just estate agents



8 Wesley Road

Bwlchgwyn, Wrexham, LL11 5UY

A spacious 4 bedroom detached family home with lovely views over Wrexham, located in the sought after village of Bwlchgwyn with its picturesque surrounding countryside providing scenic walks and cycling, yet just a short drive to the city centre and road networks. The accommodation has the benefit of 14 solar panels providing an annual income as well as lower electric costs, and briefly comprises an enclosed entrance porch opening to the hall with central staircase, lounge featuring exposed stonework, sitting room with the warmth of a multi fuel burner affecting both the hot water and radiators, fitted kitchen, dining room leading to the conservatory and a cloaks/w.c. The 1st floor landing gives access to the 4 bedrooms, 3 of which are doubles, and a bathroom with bath and separate shower. To the outside, a gated drive leads to the detached garage with electric door. The generous garden offers an excellent entertaining space for both children and adults with patio areas, lawned garden and ornamental pond. NO CHAIN. Energy Rating - F (36)

Price £365,000

8 Wesley Road

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- A spacious detached family home
- Located in the sought after village of Bwlchgwyn
- Enclosed entrance porch, hallway
- Lounge, sitting room
- Fitted kitchen, dining room
- Conservatory
- Four bedrooms, bathroom
- Private driveway, garage
- Generous garden
- NO CHAIN

LOCATION

DIRECTIONS

ON THE GROUND FLOOR

ENCLOSED PORCH

HALLWAY

LOUNGE

12'9 into recess x 12'3 (3.89m into recess x 3.73m)

SITTING ROOM

12'1 x 10'6 (3.68m x 3.20m)

KITCHEN

26'8 x 5'7 (8.13m x 1.70m)

REAR LOBBY

CLOAKS/W.C

DINING ROOM

12'4 x 10'9 (3.76m x 3.28m)

CONSERVATORY

16'0 x 9'1 (4.88m x 2.77m)

ON THE FIRST FLOOR

LANDING

BEDROOM ONE

13'8 x 11'6 (4.17m x 3.51m)

BEDROOM TWO

10'9 x 9'1 (3.28m x 2.77m)

BEDROOM THREE

11'6 x 7'7 plus recess (3.51m x 2.31m plus recess)

BEDROOM FOUR

10'2 x 6'3 (3.10m x 1.91m)

BATHROOM

10'8 x 6'0 (3.25m x 1.83m)

OUTSIDE

BLOCK BUILT DETACHED GARAGE

15'7 x 15'0 (4.75m x 4.57m)

GARDENS

COUNCIL TAX BAND - D



[Directions](#)



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		36	65
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	