

## 8 York Close, Llwyn Onn Park , Wrexham, LL13 0QF

A spacious 3 bedroom detached bungalow with garage and en-suite located within a popular modern development on the outskirts of Wrexham and walking distance of open countryside. The accommodation briefly comprises a welcoming entrance hall with oak floors complimented by oak veneer internal doors, useful store cupboard, lounge featuring a walk in bay window and an open aspect into the sociable dining room and fitted kitchen. The inner hall area leads to the 3 bedrooms ( 1 en-suite ) and shower room . The 2nd bedroom has sliding patio doors that open into the full width conservatory which overlooks the rear garden and provides an excellent additional living space. Externally, the driveway provides ample parking alongside a lawned garden and leads to the garage. The rear garden is a particular feature with a blend of lawn and paved patio areas together with flower beds. Viewing recommended. NO CHAIN. IMMEDIATE VACATION UPON COMPLETION. Energy Rating - D (63)

**Offers In The Region Of £290,000**

# 8 York Close, Llwyn Onn Park , Wrexham, LL13 0QF



- A spacious detached bungalow
- Lounge
- Three bedrooms (1 en-suite)
- Gardens to front and rear
- Within popular modern development
- Fitted kitchen/diner
- Shower room
- Welcoming hallway
- Conservatory
- Private driveway, garage

## LOCATION

## DIRECTIONS

## ACCOMMODATION

## WELCOMING HALLWAY

## LOUNGE

14'5 plus bay window x 11'8 (4.39m plus bay window x 3.56m )

## KITCHEN/DINER

20'4 x 9'0 (6.20m x 2.74m )

## BEDROOM ONE

12'3 x 9'9 (3.73m x 2.97m )

## EN-SUITE

## BEDROOM TWO

12'9 x 8'5 (3.89m x 2.57m )

## CONSERVATORY

17'4 x 9'0 (5.28m x 2.74m )

## BEDROOM THREE

8'2 x 8'0 (2.49m x 2.44m )

## SHOWER ROOM

## OUTSIDE

## GARAGE

16'8 x 8'3 (5.08m x 2.51m )

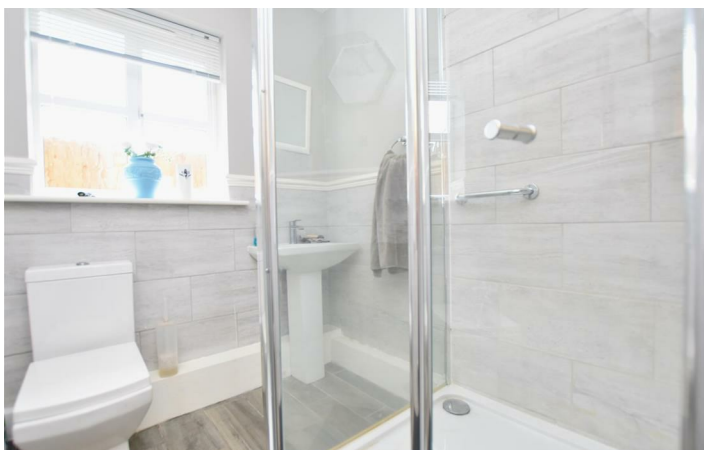
## GARDENS

## COUNCIL TAX BAND - E



[Directions](#)







# Floor Plan

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