

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



Parc Bychan, Wrexham, LL11 2TJ
Price £375,000

Reference: 19497292

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



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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

Wingetts



Description

A spacious a well maintained 3 bedroom detached bungalow with conservatory, garage and a private, sunny aspect rear garden conveniently located in the sought after area known as Garden Village with its range of amenities and frequent bus service to Wrexham and Chester. The accommodation has the benefit of gas fired central heating via a combi boiler, Upvc double glazing and briefly comprises an enclosed entrance porch, hall with useful storage cupboards, bay window fronted lounge with fireplace, sociable fitted kitchen dining room with double doors opening to the good sized conservatory enjoying a pleasant aspect over the rear garden. The 3 bedrooms all have fitted wardrobes, 2 have access to the rear garden, and the principal bedroom has an en-suite shower room. The family bathroom includes a shower over the bath. To the front of the bungalow is a brick paved drive providing ample parking and guest parking alongside a mainly gravelled low maintenance garden. A stone paved patio within the rear garden provides a pleasant outdoor seating area overlooking a further gravelled garden and a variety of plants and trees. NO CHAIN. Energy Rating - TBC

LOCATION

Parc Bychan is a select development of 5 similar bungalows located within the sought after area known as Garden Village just a short drive from the city centre and having a convenient range of amenities and shopping facilities nearby to include a shop, barbers, popular pub/restaurant and a primary school within close proximity. A frequent bus service to Wrexham and Chester is within walking distance together with good road links to the commercial and industrial centres of the region.



DIRECTIONS

From Wrexham city centre proceed along Chester Road for approximately 1 mile passing The Acton Public House on the right. Just after the pedestrian crossing turn left onto Kenyon Avenue, at the t junction, turn left around the green, then left again towards the school and immediately left into the private road that serves 4 of the bungalows.

ACCOMMODATION

Upvc part glazed entrance door opening to:

ENCLOSED PORCH

With wall light, quarry tiled flooring, coat hanging space, upvc double glazed windows and part glazed door opening to:

HALLWAY

Having the benefit of useful three door fitted floor to ceiling storage cupboards, airing cupboard with slatted shelving and radiator, ceiling hatch to roof space, integral door to garage, central heating control, radiator and six panel white woodgrain effect doors off.

LOUNGE

15'5 x 13'0

Featuring a upvc double glazed bay window to front, radiator, electric fire in surround, coving to ceiling, television aerial point and double doors opening to:

KITCHEN/DINING ROOM

16'0 x 11'1

The kitchen area is appointed with a range of base and wall units complimented by tiled worktops incorporating a Frankie stainless steel 1 1/2 bowl sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, four ring electric hob with extractor hood above, oven/grill, integrated fridge, integrated dishwasher, under unit lighting, glass fronted display cabinet, inset ceiling spotlights and coving to ceiling. The dining area includes radiator, coving to ceiling and upvc double doors opening to:

CONSERVATORY

13'0 x 8'2

A good sized addition to the bungalow overlooking the rear garden through upvc double glazed windows on brick plinths, tiled flooring, upvc double glazed doors opening to the patio, electric wall heater and wall light.

BEDROOM ONE

12'7 x 9'7

Upvc double glazed window to front, fitted wardrobes, over bed storage cupboards, radiator, coving to ceiling, wall light points and six panel door opening to:

EN-SUITE

Appointed with a low flush w.c, corner wash basin, walk-in shower area with electric shower unit, radiator, part tiled walls, extractor fan and non-slip flooring.

BEDROOM TWO

10'7 x 8'6

A good range of fitted wardrobes and shelving, radiator, upvc double glazed door opening to patio and coving to ceiling.

BEDROOM THREE

11'2 x 8'0

Upvc double glazed French door opening to patio, radiator, fitted wardrobes and desk unit and coving to ceiling.

BATHROOM

7'5 x 6'3

Appointed with a low flush w.c, pedestal wash basin, bath with electric shower over and splash screen, part tiled walls, shaver socket, upvc double glazed window, inset ceiling spotlights, extractor fan and radiator.

OUTSIDE

The bungalow is approached along a private brick paved driveway providing parking and guest parking and leading to:

GARAGE

16'7 x 8'7

Having the benefit of an electric up and over door, Baxi gas combination boiler, lighting and power sockets.

GARDENS

The front garden has been designed for low maintenance to include a decorative gravelled garden area with a variety of trees and shrubs. A paved path leads to the entrance and continues along gated paths either side of the bungalow to the rear garden which is a particular feature enjoying an excellent degree of privacy together with a sunny aspect and including an Indian stone paved patio with pathways leading off, decorative gravel, a variety of shrubs and trees, garden shed and external lighting.

PLEASE NOTE

We have a referral scheme in place with Chesterton Grant Conveyancing . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.