



**8 Tudor Road, Wrexham, LL13 7HF**

**£220,000**

Conveniently located within walking distance of the city centre and picturesque Erddig National Trust parkland is this well proportioned 2 bedroom semi detached bungalow with garage and low maintenance gardens having the benefit of gas fired central heating and available with no chain. The accommodation briefly comprises a Upvc part glazed entrance door opening to the hall with herringbone pattern wood block floor which continues into the lounge enjoying a good degree of natural light through Upvc double glazed window to front, fitted kitchen designed for wheelchair use and pantry style store off. 2 double bedrooms and a wet room with shower area. To the outside, a tarmac driveway provides parking to the front and side and leads to the garage. The rear garden enjoys a good degree of privacy and is mainly brick paved providing a pleasant outdoor space enclosed with timber fencing to boundaries. No Chain. Epc rating - C (69)

## LOCATION

Conveniently located on the fringe of the city centre with its range of amenities including public transport, supermarkets, restaurants and shops yet also within walking distance of the picturesque National Trust parkland of Erddig providing pleasant countryside walks. A local bus service operates in the area and there are good road links to the A483 by pass which connects Wrexham to Chester and Shropshire. Both primary and secondary schools are nearby.

## DIRECTIONS

From Wrexham City Centre proceed along St Giles Way with the Parish Church on your right. At the traffic lights turn left up the hill, taking the next left along Chapel Street and passing St Giles School. Take the right turn into Talbot Road and immediately left into Percy Road. Continue across the mini roundabout and then left into Tudor Road and the bungalow will be observed on the right.

## ACCOMMODATION

An open fronted porch and Upvc part glazed entrance door opens to the hall featuring a herringbone patterned wood block floor, coving to ceiling, 6 panel white doors off to all room, ceiling hatch to roof space and central heating thermostat.

### LOUNGE 11'4 x 11'7 (3.45m x 3.53m)

Upvc double glazed window to front, wood block floor, radiator, deep coving to ceiling and gas fire.

### KITCHEN 11'3 x 9'2 (3.43m x 2.79m)

Designed for wheel chair use with low level work surface areas in parts, base and wall cupboards, stainless steel single drainer sink unit with timber framed double glazed window above overlooking the rear garden, glass fronted wall cupboard, plumbing for washing machine, part glazed external door, part tiled walls and pantry style store housing the Worcester gas combination boiler.

### BEDROOM 1 12'6 x 11'4 (3.81m x 3.45m)

Herringbone patterned wood block floor, deep coving to ceiling, Upvc double glazed window to front, radiator and deep coving to ceiling.

### BEDROOM 2 10'8 x 9'3 (3.25m x 2.82m)

Timber framed double glazed windows to rear, radiator, deep coving to ceiling, fitted carpet.

### WET ROOM 6'3 x 5'6 (1.91m x 1.68m)

Re appointed from a bathroom to a wet room for ease of access to include a wall mounted wash basin, w.c., shower area with mains thermostatic shower, radiator, timber framed double glazed window, extractor fan, fully tiled walls and non slip flooring.

## OUTSIDE

The bungalow is approached via a tarmacadam

drive providing plenty of parking to the front and side which continues to the GARAGE with metal up and over door, Upvc double glazed window and side personal door. The rear garden provides a good sized low maintenance outdoor space being brick paved with gravelled border and timber fencing.

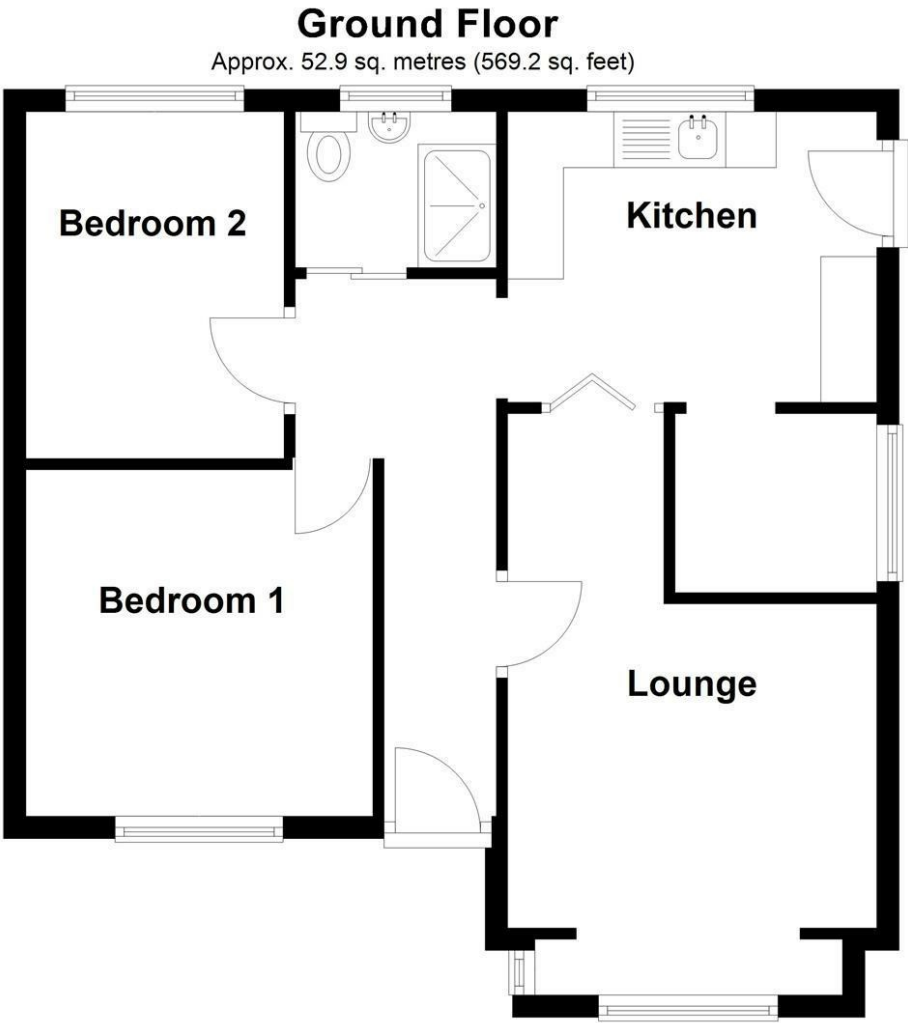
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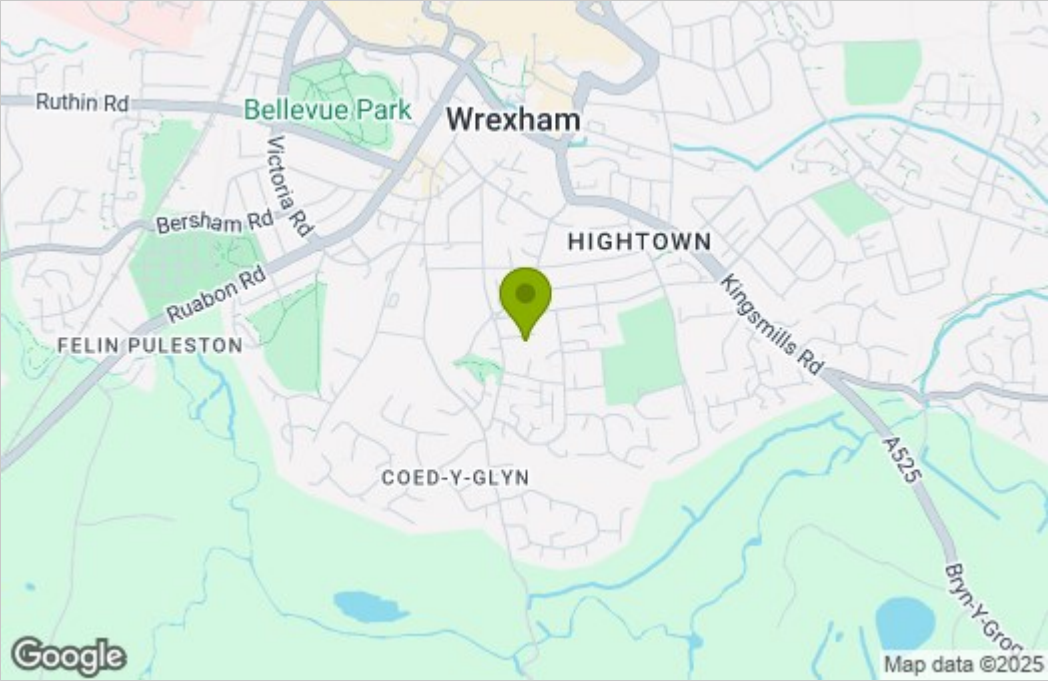




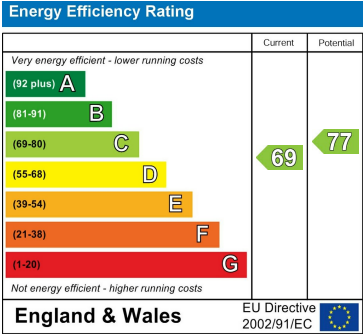
Floor Plan



Area Map



Energy Efficiency Graph



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