

BOWEN

PROPERTY SINCE 1862



Asking Price £425,000

3 Bedrooms 2 Bathrooms

Freshfields, Pentre, Chirk,
Wrexham LL14 5AW

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General Remarks

Occupying a cul-de-sac location within the hamlet of Pentre and backing onto farmland, this substantial three double bedroom detached bungalow has recently been extended to create a large lounge/diner which is over 32' long. Well-presented and proportioned throughout, the property has been maintained to a high standard and briefly comprises an entrance hallway, triple aspect lounge/diner, conservatory, kitchen/breakfast room, utility room with a pantry and access to the integral garage, main bedroom with en-suite shower room, two further bedrooms and a family bathroom which can be accessed from both the hallway and the second bedroom.

Accommodation

Entrance Hallway: Wooden glazed door to the side elevation. Radiator. Wood-effect flooring. Coved ceiling.



Lounge/Diner: 32' 1" x 15' 8" (9.78m x 4.78m) Two wood-effect double glazed windows to the rear elevation. Three wood-effect double glazed windows to the side elevations. Wood-effect double glazed French doors to the side elevation. Three radiators. Wood-effect flooring. Coved ceiling. Down-lighters.

Conservatory: 15' 2" x 9' 7" (4.63m x 2.93m) Wood-effect double glazed French doors to the rear elevation. Wood-effect double glazed windows to the rear and side elevations. Radiator. Wood-effect flooring. Glass roof.

Kitchen/Breakfast Room: 18' 3" x 11' 2" (5.55m x 3.41m) Double glazed port-hole window to the front elevation. PVCu double glazed window to the rear elevation. Wall and base units with complementary work surfaces. One-and-a-half-bowl stainless steel sink and drainer unit with mixer tap. Five burner gas hob. Cooker hood. Integral electric oven and separate grill. Integral fridge and freezer. Integral dishwasher. Two radiators. Tiled floor. Down-lighters.

Utility Room: 14' 3" x 5' 7" (4.35m x 1.71m) Wood-effect double glazed window to the rear elevation. PVCu double glazed door to the side elevation. Wall and base units with complementary work surfaces. Stainless steel sink and drainer unit with mixer tap. Plumbing for washing machine. Tiled floor. Radiator. Pantry. Access to the Double Garage: 5.34m x 4.91m.

Bedroom 1: 12' 10" x 11' 1" (3.92m x 3.38m) Wood-effect double glazed window to the rear elevation. Radiator. Coved ceiling. Built-in wardrobe.

En-Suite Shower Room: 9' 5" x 4' 4" (2.88m x 1.33m) Wood-effect double glazed window to the side elevation. White three piece suite comprising a shower cubicle, low level w.c. and pedestal wash hand basin. Wall tiling. Radiator.

Bedroom 2: 12' 3" x 9' 11" (3.73m x 3.01m) to the wardrobes. Wood-effect double glazed window to the front elevation. Radiator. Built-in wardrobes. Down-lighters. Access to the Family Bathroom.

Bedroom 3: 13' 5" x 8' 1" (4.08m x 2.47m) Wood-effect double glazed windows to the front and side elevations. Radiator.

Family Bathroom: 10' 11" x 9' 10" (3.32m x 3.00m) Wood-effect double glazed window to the side elevation. Four piece white suite comprising a panelled bath, shower cubicle, low level w.c. and pedestal wash hand basin. Radiator. Non-slip flooring. Wall tiling. Down-lighters.

Outside: Externally there is a lawned garden to the front of the property together with a double-width driveway providing Off-Road Parking leading up to the Integral Double Garage. The rear garden, which backs on to farmland, combines a paved Patio, which could be extended, with a lawned garden flanked by mature hedging and interspersed with mature plants and shrubs.

Services: There is no mains gas supply to the property. The central heating is a conventional radiator system effected by the "Worcester" oil-fired boiler situated in the Garage.









Directions: For satellite navigation purposes use the post code LL14 5AW. From the Agents Llangollen Office proceed up Castle Street to the traffic lights at which turn left onto the A5. Continue out of the town and pass through the village of Froncysyllte. Once out of the village take a turning on the left onto the B5605. Once you have passed over the canal, take the first right-hand turning. As the road bends to the left on the way back to the main road, turn right into the cul-de-sac and the property will be observed on the right-hand side of the road.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

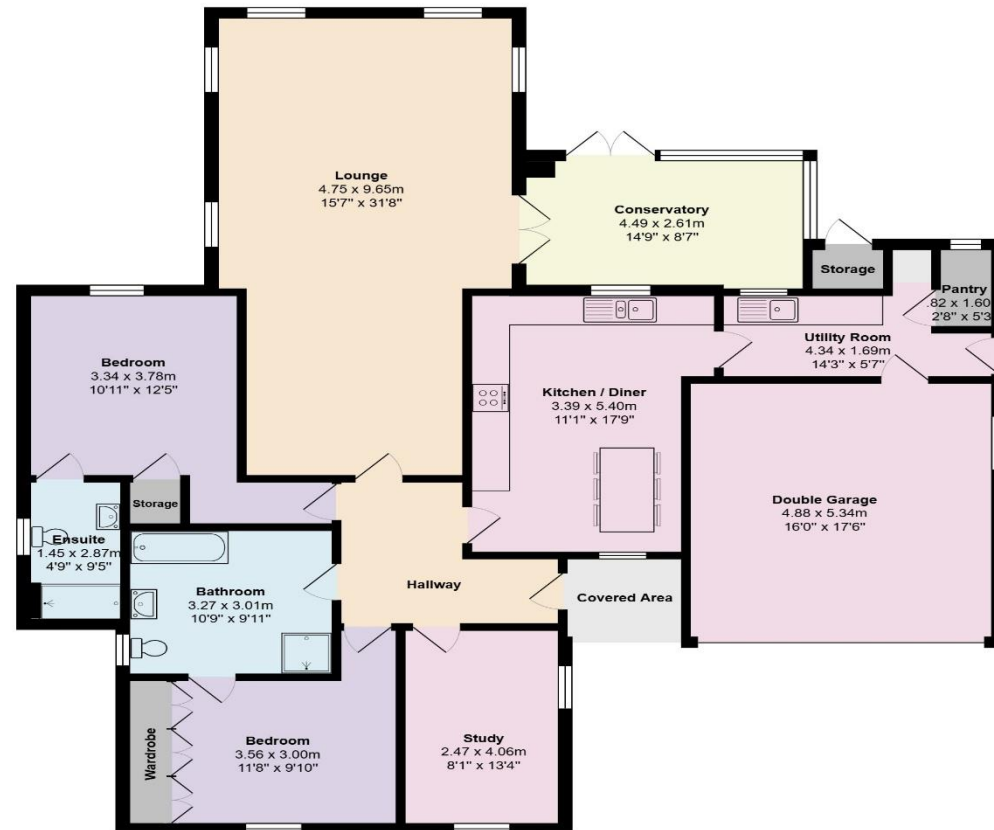
EPC: EPC Rating – 56|D.

Council Tax Band: The property is valued in Band "F".

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Freshfields, Lane From New Houses To The Belan, Pentre, Chirk, LL14 5AW



Total Area: 155.4 m² ... 1673 ft² (excluding double garage)

All measurements are approximate and for display purposes only

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