

# 40 Bluebell Estate, Pandy, Wrexham, LL11 2UG

**Grow**  
SALES + LETTINGS

**Price £195,000**

- 3 Bedroom Semi Detached House
- Newly Laid Resin Driveway with Parking for 2 Vehicles
- Large 90ft Rear Garden
- Spacious and Modern Kitchen/Diner
- Stylish Lounge with Newly Fitted Log Burner
- Gas Central Heating and Double Glazed throughout
- Easy Access to Wrexham and Chester
- Perfect Family Home



A well presented 3 bedroom semi detached house set in a quiet estate close to Wrexham.

An ideally family home with a spacious and modern kitchen/diner, stylish lounge with log burner fireplace and a huge 90ft rear garden.

To the front is off road parking for 2 vehicles on a newly laid resin driveway, it's a perfect first home or family home.



Grow Property North Wales

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### Front

Set back from the road with a newly laid resin driveway offering off road parking for 2 vehicles. Steps down to a decorative composite door which opens to the Hallway

### Entrance Hallway

Door to Lounge, wall mounted radiator, stairs to the first floor

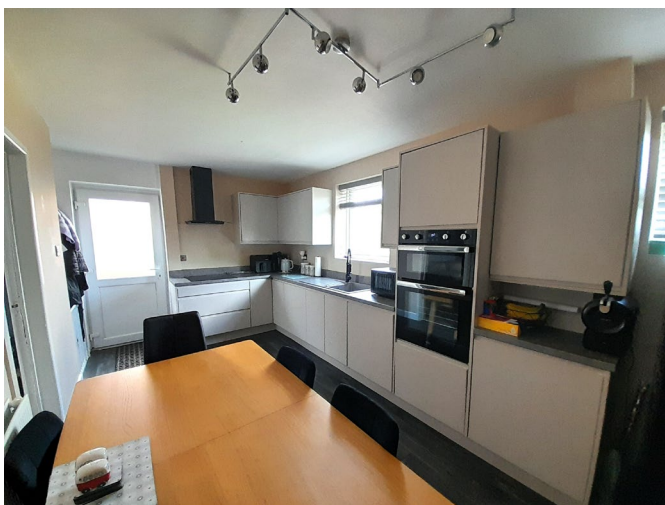
### Lounge 14' 7" x 13' 5" (4.44m x 4.09m)

PVC double glazed window to the front aspect, wall mounted radiator, newly fitted dual fuel log burner, door to Kitchen



### Kitchen/Diner 15' 0" x 18' 3" (4.57m x 5.56m)

A range of modern wall, drawer and base units installed circa 2020 with worktop with inset sink unit with spray mixer tap, integrated dishwasher, integrated washing machine, space for a fridge freezer, built in eye level double over, inset hob with extractor hood over. PVC double glazed window to the rear garden, door to rear garden, under stairs storage area, wall mounted radiator, a wall mounted cupboard housing a Worcester combination boiler.



### First Floor Landing

PVC double glazed window to the side, wood panelled doors to Bedrooms and Bathroom

### Bedroom One 10' 8" x 10' 8" (3.25m x 3.25m)

PVC double glazed window to the front aspect, wall mounted radiator

### Bedroom Two 11' 11" x 8' 5" (3.63m x 2.56m)

PVC double glazed window to the rear aspect, wall mounted radiator, built in wardrobe

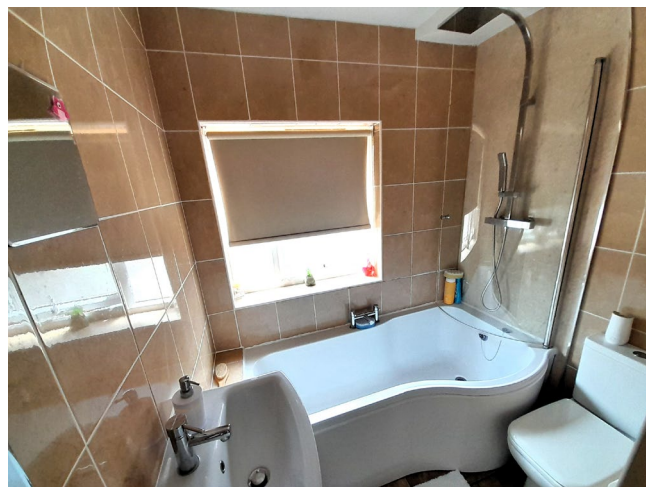


### Bedroom Three 9' 5" x 7' 8" (2.87m x 2.34m)

PVC double glazed window to the rear aspect, wall mounted radiator

### Bathroom

A suite comprising a P-shaped bath with shower plumbed in over, vanity wash hand basin with cupboards under and a close coupled WC, tiled walls, PVC obscure double glazed window to the front, wall mounted towel radiator



### Rear Garden

A fantastic 90 ft garden laid mostly to lawn with timber fencing surround. A raised patio area and a newly fitted timber decking area with large storage shed. Access to the front via a timber gate

## FLOORPLAN

