

# Town & Country

Estate & Letting Agents

Box Lane, Wrexham

Offers Over £300,000



A fantastic opportunity to purchase a four bedroom detached bungalow situated on the Chester side of Wrexham. The property comprises; entrance porch and hallway, lounge/diner, kitchen, three bedrooms and bathroom on the ground floor, with a master bedroom comprising the entirety of the first floor. Externally is a driveway to front leading to a garage providing ample off road parking, with a private rear courtyard and shrubbery surrounding the property. Viewings are highly recommended!

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345





## Entrance

The property is accessed via a porch to front, with a door opening to the entrance hall. Stairs to the first floor. Doors to:



## Lounge/Diner

13'0" x 11'11"

A dual aspect room with a curved bay window to front/side, with additional bay window to front. Ample space for dining table and chairs. Archway to dining area. Serving hatch.



## Kitchen

12'4" x 10'1"

Fitted with a range of wall, base and drawer units with complementary work surfaces. Stainless steel sink unit with mixer tap and tiled splashbacks. Space for white goods. Space and plumbing for a washing machine. Pantry with fitted shelving. Door to rear garden. Window to side.



## Bathroom

Low level W/C. Vanity wash hand basin. Panel enclosed bath with shower attachment over and screen. Part tiled walls. Tiled flooring. Frosted window to side. Radiator.



## Bedroom Two

11'10" x 11'9"

Fitted wardrobes. Window to front. Radiator.



## Bedroom Three

11'10" x 11'3"

Fitted wardrobes. Window to rear. Radiator.



## Bedroom Four

9'10" x 4'2"

L-shaped room. Window to rear. Radiator.



## Loft Room

18'0" x 12'2"

Spacious room located on the first floor, comprising three fitted cupboards. Double glazed window window to rear. Radiator.



## Outside

The property is accessed via a driveway to front leading to a garage providing ample off road parking. The property is enclosed via a series of hedges and shrubbery. Shed. Private courtyard to rear. There is right of way for an electrician to access an electric box located to the rear of the property via the driveway.



## Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

## To Make an Offer (Wrexham)

If you would like to make an offer, please contact the office and one of the team will assist you further.

## Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.

## Mortgage Advice (Wrexham)

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624  
**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

## Hours of Business (Wrexham)

Monday to Friday - 8:30am - 5:30pm  
Saturday - 9:00am - 4:00pm

## Additional Information (Wrexham)

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are

approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

