

# Town & Country

Estate & Letting Agents

Ruthin Road, Bwlchgwyn, Wrexham

£395,000



This beautifully presented detached bungalow sitting in an enviable position, boasting beautiful views of countryside to the front while sitting on a generous sized corner plot. With the benefits of UPVC double glazing and oil central heating. The internal accommodation comprises a spacious inviting entrance hall, a living room with a bay window framing those beautiful views, a generous sized open plan kitchen/dining room with a utility room off. Three bedrooms, a shower room and a bathroom.

Externally the property has beautifully maintained, well-established gardens to both the front and rear, the rear of which enjoys a lovely sunny South- West facing aspect. This property should be viewed to be fully appreciated.

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## Externally Front

The property is approached over a brick block driveway, providing ample parking space for several vehicles, splitting an attractively lawned and shrub corner plot. To the side of the property a timber garden gate provides access to the South-West facing rear garden. There is a variety of external lighting and a storm porch behind which is the front door .

## Entrance

The property is entered through a composite front door, which opens to oak flooring and an internal lit recess, ideal for studying or storage, there is a cloaks cupboard and doors off, opening to the open plan, kitchen/dining room, the shower room, the living room and all three bedrooms.



## Lounge

14'10" x 12'9"

With a bay window to the front elevation framing stunning views, oak flooring, radiator and featuring a living flame gas fire with a feature fire surround.



## Shower Room

7'2" x 5'5"

Installed with a three piece suite, incorporating a corner shower enclosure with thermostatic shower, a dual flush low level WC, a hand wash basin with vanity unit below and mirror with spotlight above, a chrome towel rail, an opaque window to the side elevation and set within the ceiling are recessed downlights.



## Bedroom One

11'8" x 10'8"

With a window to the rear elevation and a radiator.



## Bedroom Two

12'10" x 7'1"

With a window to the side elevation and a radiator.



## Bedroom Three

10'2" x 8'5"

Having oak flooring, radiator and a dual aspect, with windows to front and side elevations (currently utilised as an office).



## Open plan Kitchen/Dining Room



## Dining area

18'4" x 10'1"

With a radiator, recessed downlights set into the ceiling, glazed double doors opening to the conservatory and a glazed door opening to the utility room. An arched Thruway leads to the kitchen area.



## Kitchen Area

15'9" x 9'7"

The kitchen is installed with an array of attractive wood grain style wall, base and draw units which are complemented by stainless steel handles. Ample work surface space incorporates a breakfast bar and houses a stainless steel one and a half bowl sink unit with mixer tap. Integrated appliances include a dishwasher, single oven and second single oven, incorporating a microwave and fridge/freezer. Within the ceiling are recessed downlights, the window faces the front elevation beneath the breakfast bar is a radiator and an internal door opens to the garage.



## Conservatory

11'5" x 11'1"

Constructed of a UPVC double glazed frame sitting on a low brick wall with a ceramic tile floor, a radiator and doors opening to the rear garden.

## Garage

16' x 8'7"

Accessed either from the kitchen or via and up and over garage door with power and light, access to the loft and housing the floor standing oil boiler.

## Utility Room

9'6" x 7'3"

Fitted with wall, base and drawer units, complimented by stainless steel handles with the space and plumbing for a dryer and washing machine, respectively. The walls are partially tiled with ceramic tiling to the floor. Having a radiator, a window to the rear elevation, composite back door opening to the rear garden and the internal door opening to the bathroom.



## Bathroom

8'9" x 6'6"

Installed with a white three-piece suite, comprising a P-shaped panel bath with mixer tap and thermostatic shower above, a hand wash basin with mixer tap and vanity unit below, dual flush low level WC, chrome heated towel rail, partially tile walls with recessed downlights set into the ceiling and an opaque window facing the rear elevation.



## Rear Garden

A beautifully maintained rear garden, enjoying a sunny South- West facing aspect, laid to lawn and generously stocked with a variety of plants and shrubs with several patio areas both paved and gravel, external lighting, power and water supply and with a timber storage shed, along with a timber summer house.



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## Services

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

## Viewings

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

## To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

## Mortgage Advice

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.**

## Additional Information

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.

