

Town & Country

Estate & Letting Agents

Denning Road, Wrexham

£310,000



Situated on a large private corner plot in an elevated position with a garden which enjoys a sunny south-westerly facing aspect. This well modernised detached three bedroom bungalow benefits from gas central heating and UPVC double glazing. In brief the property comprises of an entrance hall, a contemporary white glossed kitchen with integrated appliances, a generously sized living room, two double bedrooms, a single bedroom and a modern three piece white bathroom suite. Externally the gardens to the front side are predominantly laid to lawn with a scattering of plants and shrubs with twin parking spaces to the front of a detached single garage.

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LOCATION

Located in a residential area of Wrexham this area is characterized by its quiet and peaceful surroundings, with a mix of detached houses, semi-detached properties, and bungalows while still being within easy reach of the town centre amenities and motorway access.

DIRECTIONS

Head north-west on Regent St towards King St, Turn right at Grosvenor Rd/A5152, Continue onto Grosvenor Rd/A5152, At the roundabout, take the 2nd exit onto A5152, Slight right to stay on A5152, Go through 1 roundabout, Turn left onto Park Ave, At the roundabout, take the 3rd exit onto Rhosnesni Ln/B5100, At the roundabout, take the 1st exit onto Borrass Rd, At the roundabout, take the 1st exit onto Jeffreys Rd, Turn right onto Bryn Gryffydd, Turn right onto Norfolk Rd, Turn left onto Denning Rd, Destination will be on the left.

FRONT GARDEN

The front garden is situated in an elevated corner position with a hedged boundary and predominantly lawned gardens. The garden features a scattering of plants and trees and a gated side access to the rear garden canopy over the front door with an inset light.



REAR GARDEN

The rear garden incorporates an elevated patio area with banisters and balustrades. It is a predominantly long garden with a timber shed, a water supply, access from the front of the property and also from the twin parking spaces which are positioned to the front of the single detached garage.

GARAGE

A single detached garage with power and light up and over garage door and aside access door.

ENTRANCE HALL

The property is entered through a UPVC composite double glazed front door which opens to an entrance hall with a radiator, a double storage cupboard and doors that open to the kitchen, living room, all three bedrooms and the bathroom.



KITCHEN

9'2" x 10'4"

The kitchen is fitted with a range of

attractive contemporary gloss wall base and drawer units. The integrated appliances include a single oven hob and stainless steel extractor hood above, a tall fridge/freezer, slimline dishwasher and washing machine. The flooring is ceramic tiled and a window that faces the rear elevation with a UPVC double glazed door which opens to the rear gardens paved patio area.



LIVING ROOM

18'8" x 11'5"

A generously sized living room with a radiator and UPVC double glazed French doors opening to the rear gardens elevated patio area.



BATHROOM

6'3" x 6'2"

The bathroom is installed with an attractive modern three-piece suite comprising of an L-shaped panel bath with a waterfall style mixer tap and thermostatic dual shower above along with a protective glass screen. Other features within the bathroom include, a dual flush low level WC, a chrome heated towel rail, ceramic tiled floor, fully tiled walls, recessed downlights set within the ceiling, extractor fan, and a window that faces the front elevation.



BEDROOM TWO

12 x 11 feet

This room features a window facing the side elevation and a radiator.



BEDROOM THREE

9'4" x 6'4"

This room features a window facing the front elevation and a radiator.



BEDROOM ONE

12 feet 6 x 11'2"

This room features a window facing the side elevation and a radiator.



Ground Floor

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 most 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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	