

# Town & Country

Estate & Letting Agents

The Meadows, Wrexham

£179,950



A conveniently located property boasting a wealth of local amenities easy access to Wrexham and local motorway networks. This semi detached bungalow benefits from gas central heating and UPVC double glazing and in brief comprises of an entrance porch, vestibule, living room, kitchen and a hallway which offers access to to both double bedrooms and to the bathroom. Externally featured is a rear lawn and ample off-road parking space.

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

TEL: 01978 291345

## DESCRIPTION

A semi detached bungalow that benefits from gas central heating and UPVC double glazing. In brief this property comprises of a an entrance porch, vestibule, living room, kitchen and a hallway. Externally the property boasts a rear lawn and off road parking.

## LOCATION

A small town known for its picturesque surroundings including green countryside and the River Clywedog running through its centre. The location offers a variety of local amenities and is close to motorway access.

## DIRECTIONS

Head north-west on Regent St towards King St, Regent St turns left and becomes Bradley Rd/A5152, Turn right onto Central Rd/A541, Turn left onto Regent St/A541, Continue to follow A541, At Plas Coch Roundabout, take the 2nd exit onto Mold Rd/A541, At the roundabout, take the 3rd exit and stay on Mold Rd/A541, Continue straight to stay on Mold Rd/A541, Slight left onto Old Mold Rd, Turn left onto The Meadows, Destination will be on the left.

## ENTRANCE PORCH

The porch is entered through a double glazed front door that opens to a tiled floor with a glazed timber panel door opening to the vestibule.



## VESTIBULE

The vestibule features a radiator and door opening to the living room.



## LIVING ROOM

14'1" x 11'1"

The living room features two windows, one facing the front elevation and the other facing the side elevation. Other prominent features of the room are a radiator and doors opening to the kitchen and to the inner hall.



## KITCHEN

11'8" x 8'9"

An L-shaped kitchen that is fitted with

wall and base units. The kitchen worksurface space houses a stainless steel single drainer sink unit with a mixer tap, a tiled splashback space for a cooker with an extractor hood above the space. Other features of the kitchen include space and plumbing for a washing machine, a built in shelved pantry, a radiator, windows facing the rear and side elevation and a housing cupboard for the gas boiler. A UPVC double glazed door opens to the rear garden.



## EXTERNALLY

To the front of the property is a lawned and shrub garden with a paved pathway that leads to the front door. The external of the property offers ample off-road parking and leads to the rear garden which itself has a brick block patio area. The external also offers external lighting and water supply.

## INNER HALL

The inner hall provides access to the loft and doors opening to the airing cupboard, to both double bedrooms and to the bathroom.



## **BEDROOM ONE**

11'8"×10

This room features a window into the porch and a radiator

## **BEDROOM TWO**

11'2"×8'9"

This room features two windows facing the rear elevation and radiator.



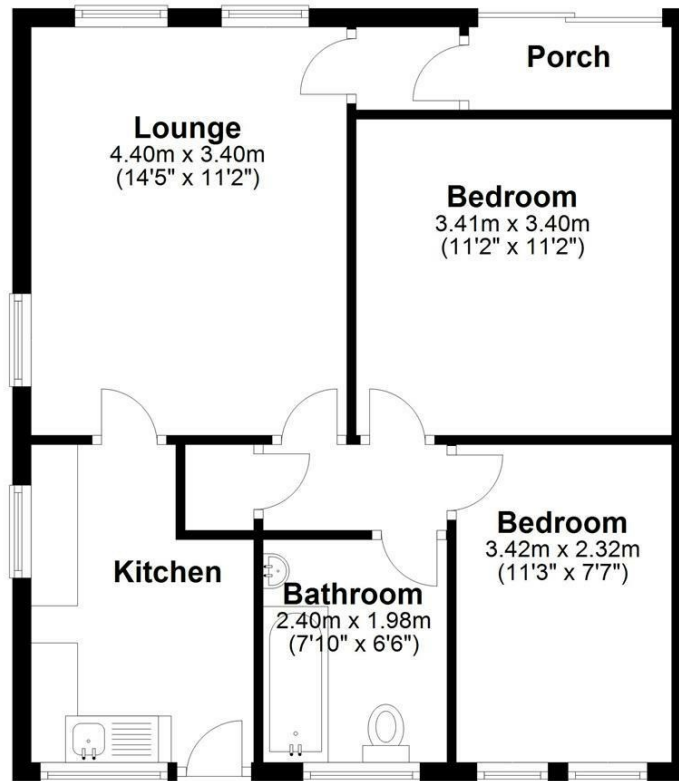
## **BATHROOM**

8'5"×4'6"

The bathroom is installed with a three-piece coloured suite comprising of a panel bath, low-level WC, a radiator, a panel ceiling with recessed downlights, ceramic flooring, fully tiled walls and an opaque window facing the rear elevation.

## Ground Floor

Approx. 54.7 sq. metres (588.3 sq. feet)



Total area: approx. 54.7 sq. metres (588.3 sq. feet)

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D		46	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	