

# Town & Country

Estate & Letting Agents

Ffordd Uchaf, Gwynfryn, Wrexham

£375,000



Situated in a rural location in the hills, looking down onto Wrexham and boasting the most magnificent, far, reaching views of fields and countryside this detached bungalow sits on a generous 0.3 acre plot, surrounded by well manicured, established and generously stocked gardens with a plethora of plants shrubs and mature trees. The property itself is entered through the side porch, leading to through kitchen/dining room, a living room, a conservatory, a snug and in a hallway with a shower room and four bedrooms, the principal of which enjoys en suite facilities.

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### Externally Front

The property is approached over a printed concrete driveway, providing parking and turning in front of a detached single garage with well attended lawn gardens with shrub borders. Iron gated side access leads to the side and rear gardens.



### Porch

Double glazed UPVC frame porch with doors opening to both front and rear gardens, having a ceramic tile floor and fitted with a range of shaker style base unit with provision and plumbing for a washing machine and the UPVC double glazed internal door opening to the kitchen/dining room.



### Kitchen Dining Room

21'9" x 10'7"

The kitchen is fitted with attractive shaker style, wall, base and drawer units complimented by chrome handles quartz work surface space houses a stainless steel one and a half bowl sink unit with mixer tap and quartz riser. Integrated appliances include a stainless steel oven, induction hob and extractor hood above fridge and dishwasher. A corner pantry cupboard with light opens to multi level shelving. A window faces the front elevation with a radiator below, recessed downlights are set within the ceiling. The floor is ceramic tile and a glazed internal door opens to the living room.



### Living Room

18'6" x 11'9"

With oak flooring, a radiator and a window to the front elevation framing those beautiful far reaching views. An internal door opens to the inner hallway



### Snug

10 x 9'8"

Having a radiator, a built-in corner cupboard and a door opening to bedroom three, a UPVC double glazed door opening to the conservatory and UPVC double glazed French doors opening to the rear garden paved patio area.



### Conservatory

20'6" x 12'9"

UPVC double glazed conservatory with a ceramic tile floor and radiator. Single glazed door, accessing the front garden and French double doors opening to the side garden paved patio area.



### Bedroom Three

10'6" x 9'3"

With timber laminate flooring, recessed downlights set within the ceiling, a radiator and a window to the front elevation, enjoying those beautiful views.



## Inner Hallway

With oak flooring and a radiator. Doors off open to the snug, the family bathroom and bedrooms, one, two and four.



## En Suite Shower Room

Installed with a single shower base with electric shower above, dual flush low level WC and wash hand basin. PVC panelled walls, set within the ceiling with recessed downlights and an extractor fan.



## Rear Garden

Comprising several paved and gravel patio areas, lawned garden, various well stocked beds with mature plants, shrubs and trees and ornamental pond, two greenhouses, two timber sheds, a prefabricated outbuilding and external lighting, power, and water supply.



## Shower Room

9'2 x 4'9

Installed with a separate double shower enclosure with dual headed thermostatic shower, a dual flush low level WC, along with a pedestal wash hand basin with mixer tap, chrome heated towel rail. Partially tiled walls with ceramic tiled floor and opaque window faces the side elevation and set with the ceiling are recessed downlights and an extractor fan.



## Bedroom Two

7' x 9'6

With timber laminate flooring, fitted mirror wardrobes, window to the rear elevation and a radiator.

## Bedroom Four

8'2 x 8'2

A window to the side elevation with radiator below and timber laminate flooring



## Addendum

The property is serviced by oil, five central heating with a boiler that was installed in 2022. Solar panels on the roof feed the electricity to the property and are about 10 years old.

## 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.

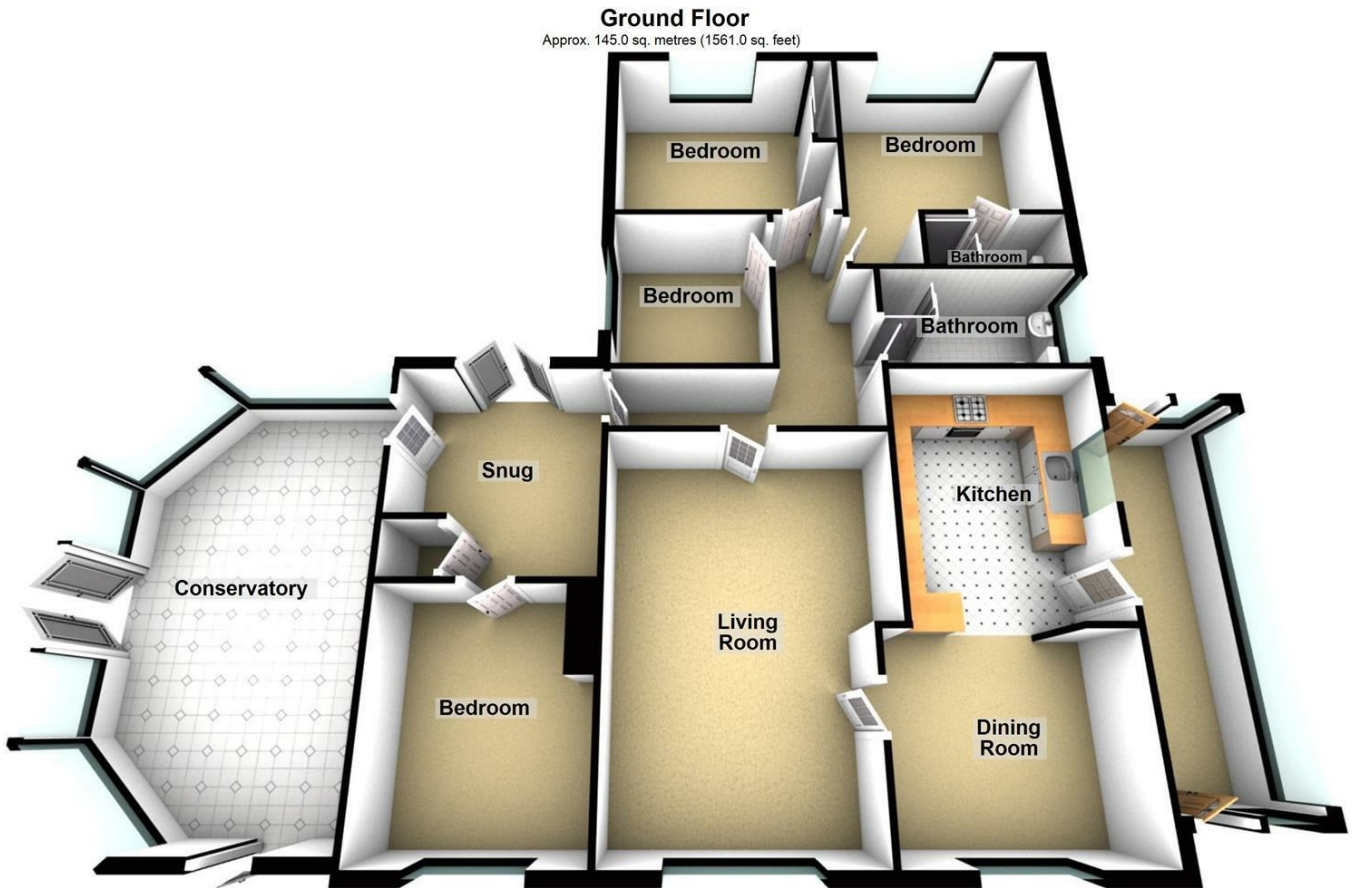


## Bedroom One

12'8 x 10'5

Measurements incorporate en suite. A window faces the rear elevation with the radiator below and oak flooring and a folding door opens to the en suite shower room.





Total area: approx. 145.0 sq. metres (1561.0 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) <b>A</b>			
(81-91) <b>B</b>		<b>81</b>	<b>87</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	