

# Town & Country

Estate & Letting Agents

Oak Close, Bradley, Wrexham

£224,950



Positioned within a quiet cul-de-sac with far reaching elevated, rural views to the rear. This three bedrooms semi-detached bungalow in need of a degree modernisation benefits from gas central heating and double glazing with off-road driveway parking, front and rear gardens and internal accommodation comprising an entrance hall, living room, kitchen, three bedrooms and a bathroom. This property is available with no onward chain.

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TEL: 01978 291345



## Entrance Hall

The property is entered through a single glazed timber panel front door which opens to an entrance hall with a radiator, a panel ceiling, airing cupboard and doors opening to the living room, kitchen, three bedrooms and bathroom.



## Living Room

17'10 x 10'4

Having a radiator, a patio door opening to the front garden and a coal effect gas fire with feature surround.



## Kitchen

8'3 x 8'5

Fitted with light oak style wall, base and drawer units, work surfaces housing stainless steel single drainer sink unit, tiled walls, space for a cooker with an extractor hood above, fitted shelved cupboard housing consumer unit and metres, window to the side elevation and then UPVC double glazed door also opening to the side elevation.



## Bedroom One

15' x 8'1

With access to the loft, a radiator and patio door opening to the rear garden.



## Bedroom Two

10'9 x 8'

Window to the front elevation and radiator.



## Bedroom Three

10'6 x 7'6

Having a radiator and patio door opening to the rear garden.



## Bathroom

7'4 x 5'3

Installed with the coloured suite comprising a panel bath with electric shower above, a low level WC, pedestal wash hand basin, tiled walls, radiator and panel ceiling and opaque window to the rear elevation.



## Externally

To the front of the property is a lawn and shrub garden with a driveway running alongside, and UPVC fascias and soffits. Side access to the rear garden leads to detached prefabricated garage, a predominantly lawned garden with a shrub border and far reaching elevated views over farmland, toward the river Alyn with hills in the distance.

## 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.

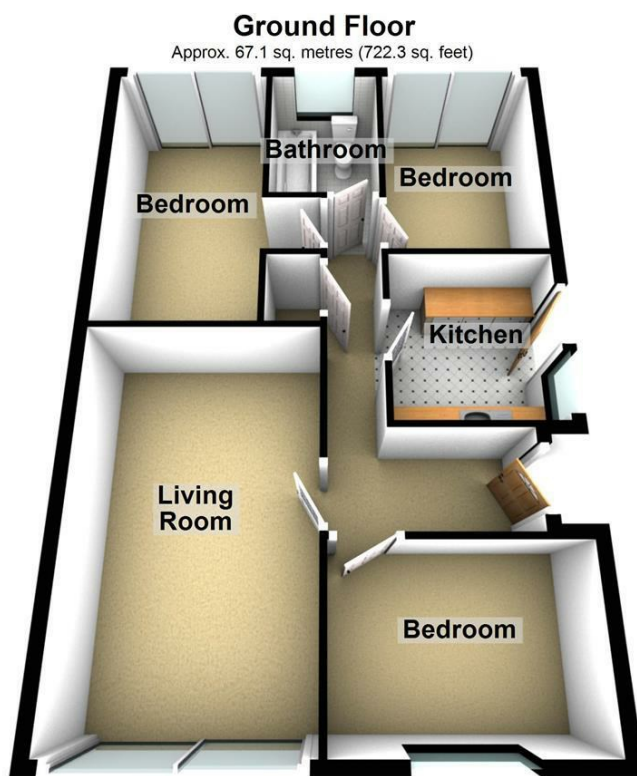
## Mortgage Advice

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.



Total area: approx. 67.1 sq. metres (722.3 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.