

# Town & Country

Estate & Letting Agents

Stretton Close, Wrexham

£250,000



This beautifully appointed bungalow sits within a quiet cul-de-sac, bordering the Erddig estate and therefore offering convenience in its location to Wrexham, local motorway networks and a host of facilities, and also just a short stroll from lovely country walks. The property itself is presented to a high standard throughout and should be seen to be appreciated, benefiting from UPVC double glazing and gas central heating. The property in brief comprises an entrance porch, living/dining room, a beautiful contemporary kitchen and two double bedrooms and a lovely modern bathroom suite. Externally to the front of the property is a lawn garden with printed concrete off-road parking leading to a single garage which, in turn gives access to an enclosed rear garden predominantly laid to lawn with a large patterned concrete patio area all of which are enclosed by a series of timber fence panels.

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## Externally Front

The property is situated in a quiet cul-de-sac, the property itself is approached over a pattern concrete driveway and parking leading to both the front door and garage. The garden at the front is laid to lawn and there are outside lights.

## Entrance Porch

The property is entered through an opaque UPVC double glazed front door which opens to an entrance porch with a light Oak veneer door opening to the living/dining room.



## Living Room/ Dining Room

14'5 x 11'6

Having a window facing the front elevation, a coved ceiling and a radiator, and a door opens to the inner hall.



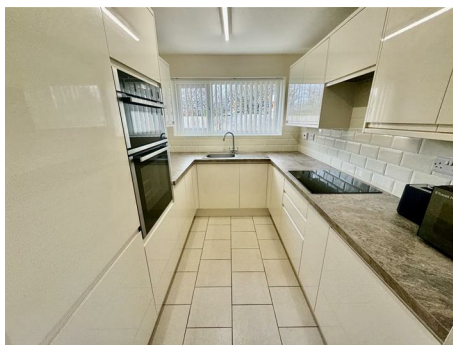
## Inner Hallway

Having a radiator, access to the loft space and light Oak veneer doors off opening to the side hall, both bedrooms and the bathroom.

## Side Hallway

7'10 x 2'5

With a ceramic tile floor, a radiator and an opaque UPVC double glazed door opening to the side elevation of the property, and open through way leads into the kitchen.



## Kitchen

10' x 7'

A beautiful kitchen fitted with a range of glass fronted contemporary wall, base and drawer units with attractive work surfaces housing a stainless steel single drainer sink unit with mixer tap and tiled splashback. The kitchen boasts a series of integrated appliances comprising a stainless-steel double oven along with an induction hob with an extractor above, dishwasher and fridge/freezer. The flooring is ceramic tiled and a window faces the rear elevation.

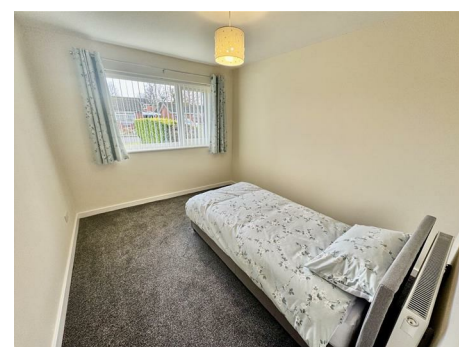


## Bedroom One

12' x 10'5 max

Having a radiator and UPVC double

glazed French doors which open out to the rear patio area.



## Bedroom Two

10'10 x 8'7

With a window facing the front elevation and a radiator.



## Bathroom

The bathroom has been installed with a modern white three-piece suite comprising a panel bath with thermostatic shower and protective screen above, a vanity unit housing a dual flush low level WC along with a wash hand basin. The walls are

partially tiled with a chrome heated towel rail and an opaque window facing the rear elevation.



## Rear Garden

With a pattern concrete patio area, and predominantly laid to lawn enclosed by timber fence panels and having an outside light, rear access door to the garage and the water supply.

## Garage

Access from the front through an up and over garage door, having power and light, plumbing for a washing machine, a UPVC double glazed window to the rear elevation and a UPVC rear access door. Fitted to the wall is a recently installed Worcester gas combination boiler.

## 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.



For illustrative purposes only. Not drawn to scale. Openings and orientation are approximate. No liability is taken for error. Parties must rely on their own inspection.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 89        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 71                      |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | 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.