

# Town & Country

Estate & Letting Agents

Wesley Road, Wrexham

Offers Over £385,000



Originally a four-bedroom home, this beautifully presented bungalow sits on an elevated corner plot in a sought-after village. It features UPVC double glazing, gas central heating, and a spacious layout that includes a welcoming entrance hall, an open-plan living/dining room with freestanding log burner, and a stylish L-shaped kitchen with shaker units, quartz worktops, and integrated appliances. A concealed laundry cupboard adds convenience. The light-filled orangery overlooks the rear garden, while the three double bedrooms include a generous principal suite with walk-in wardrobe and four-piece en-suite. Outside, the property boasts well-tended gardens to the front and rear, a large brick-block driveway with ample parking, and a detached double garage. The rear garden offers a private, landscaped space with lawn, borders, and raised planters.

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## DESCRIPTION

Originally built as a four-bedroom property, this beautifully presented bungalow occupies an enviable, slightly elevated corner plot in a highly regarded village. Benefiting from UPVC double glazing and gas central heating, the property offers a spacious entrance hall, a generous open-plan living/dining room featuring a central freestanding log burner, and an open thoroughway leading to an L-shaped kitchen fitted with stylish shaker units, quartz worktops, and a selection of integrated appliances. A laundry cupboard is concealed behind double doors. The entrance hall extends to provide access to a light-filled orangery with views over the rear garden. The internal accommodation is completed by a contemporary shower room and three double bedrooms, the principal of which—originally two bedrooms—features a four-piece en-suite bathroom and a walk-in wardrobe. Externally, the property offers beautifully maintained gardens to the front and side, a large brick-block driveway providing off-road parking for multiple vehicles, and a detached double garage. The rear garden is equally well-presented, with lawn, colourful planting, and raised planters, offering a private and tranquil outdoor space.



## LOCATION

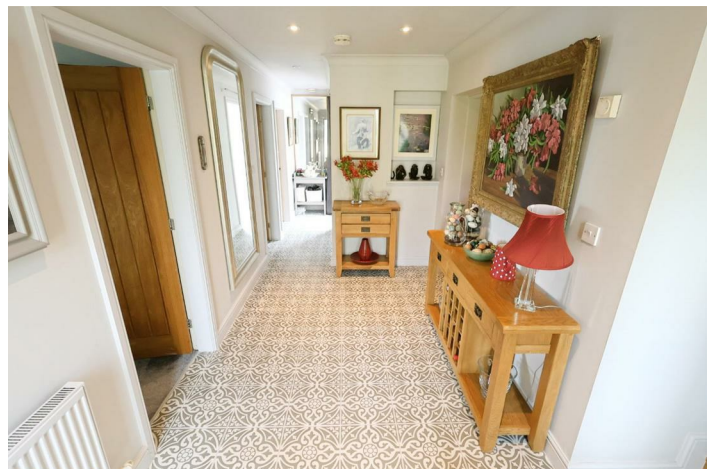
Nestled in the charming village of Bwlchgwyn, this property enjoys a peaceful setting while offering excellent access to nearby towns and amenities. Bwlchgwyn is known for its friendly community, picturesque countryside, and stunning panoramic views, making it an ideal location for those seeking tranquillity without sacrificing convenience. Nearby villages benefit from local shops, schools, and recreational facilities, with easy road links to Wrexham, Chester, and surrounding areas. Outdoor enthusiasts will appreciate the proximity to beautiful walking trails and nature reserves, providing a perfect balance of country living and modern accessibility.



## ENTRANCE HALL

19'2 x 6'7 (max)

The property is entered through a wooden panel door flanked by full-length double-glazed windows, opening into an inviting entrance hall with a ceramic tiled floor, a radiator, and recessed downlights set into the ceiling. An open thoroughway with three steps leads down to the living/dining room. Light oak doors open to all three bedrooms and the shower room, and a further open thoroughway leads into the orangery.







## LIVING/DINING ROOM

20'10 x 24'6 (max)

Featuring light oak flooring throughout, two radiators, and a triple aspect with windows to the front and both side elevations. The ceiling is semi-vaulted, and the centrepiece of the room is a freestanding log burner with flue. An open thoroughway leads to the L-shaped kitchen.



## KITCHEN

17'2 x 14'7 (max)

A beautifully appointed kitchen fitted with a range of shaker-style wall, base, and drawer units complemented by

ornamental handles and quartz work surfaces. The kitchen includes a resin one-and-a-half bowl sink unit with mixer tap. Integrated appliances include a double oven, a four-ring electric induction hob with extractor hood above, a dishwasher, and a concealed bin. There is space within the cabinetry for an American-style fridge freezer. The ceramic tiled floor is complemented by recessed downlights in the ceiling. Light oak double doors open to a utility cupboard housing the pressurised hot water cylinder and space for a stacked washer and dryer. A window faces the rear elevation, a second window faces the side, and a UPVC opaque double-glazed door opens to the rear garden.



## ORANGERY

11'0 x 10'8

With a ceramic tiled floor, UPVC double-glazed French doors opening to the rear garden, a large ceiling lantern light, and recessed downlights. A fitted shelving unit is positioned in the corner.



## PRINCIPAL BEDROOM

21'2 x 12'8 (max)

With windows to the side and rear elevations, access to the loft space, and an anthracite column-style radiator. A light oak door opens to a walk-in wardrobe with lighting, and a sliding light oak door provides access to the en-suite bathroom.





## BEDROOM TWO

13'3 x 9'9

With a window to the side elevation and an anthracite tower-style column radiator.



## EN-SUITE BATHROOM

8'6 x 6'4

Fitted with a modern four-piece white suite comprising a panel bath with mixer tap, an oversized corner shower enclosure with dual-head thermostatic shower, a vanity unit with wash hand basin and mixer tap, and a dual-flush low-level WC. The floor is ceramic tiled, the walls are partially tiled, and there is an opaque window. Recessed downlights and an extractor fan are set within the ceiling.



## BEDROOM THREE

13'7 x 7'7

Also with a window to the side elevation and an anthracite tower-style column radiator.



## SHOWER ROOM

9'3 x 7'1

A beautifully appointed modern three-piece suite comprising an oversized shower enclosure with dual-head thermostatic shower, a dual-flush low-level WC, and a vanity unit with an oversized wash hand basin and mixer tap. The floor and walls are ceramic tiled, and there is a contemporary white tower-style column radiator, recessed downlights, and an extractor fan set within the ceiling.



## GARAGE

14'4 x 18'4

Accessed from the front via an electric up-and-over double garage door, opening into a pitched-roof garage with power and light. There is plumbing for a washing machine with work surface above to the rear, and a UPVC double-glazed pedestrian door provides access to the rear garden.



## EXTERNALLY

Positioned on an attractive corner plot, the property features well-stocked gardens with a variety of established plants, shrubs, and trees. A paved pathway leads to the main entrance, alongside which is an outside light. To the right-hand side of the bungalow is ample brick-block off-road parking in front of the double garage, with an external water supply. Timber side access opens to a beautifully presented rear garden, mainly laid to lawn and bordered by well-stocked and colourful planted beds, raised planters, and a timber log store. Outside lighting is also provided.







## Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.

Tenure: Freehold

Council Tax Band F - £3168.00

## Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

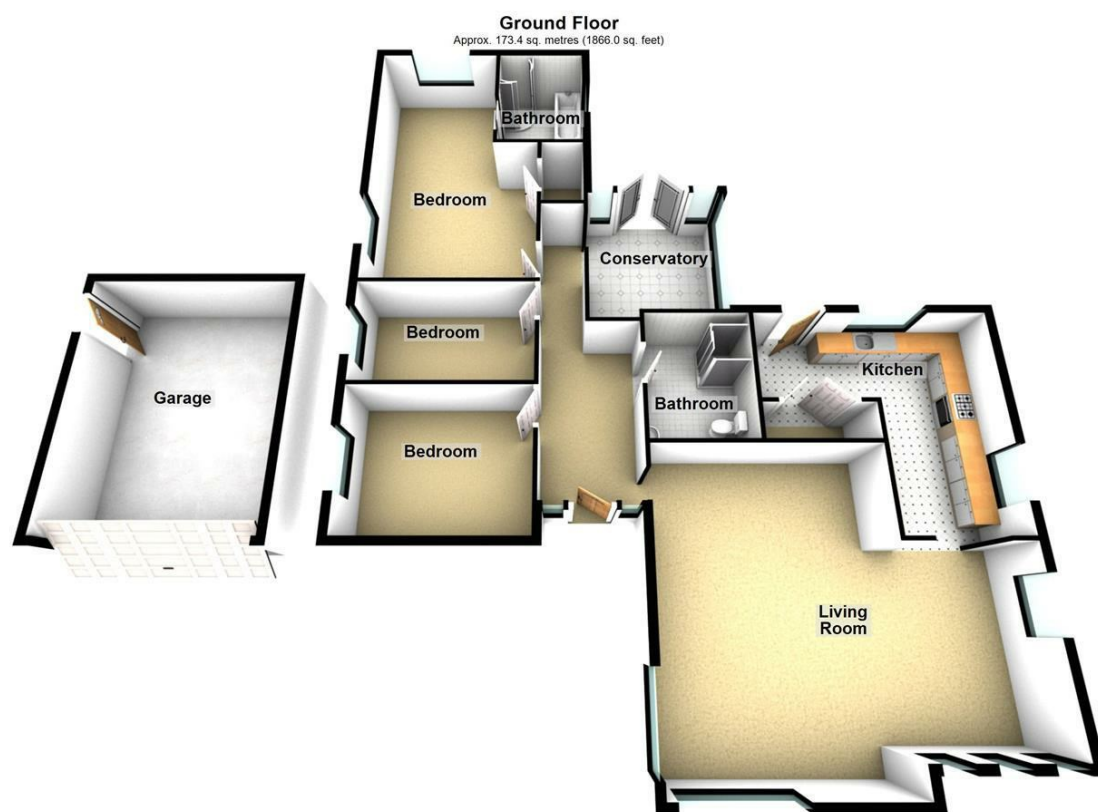
## To Make an Offer (Wrexham)

If you would like to make an offer, please contact a member of our team who will assist you further.

## Mortgage Advice (Wrexham)

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.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	71
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.