

# Town & Country

Estate & Letting Agents

Richmond Road, Wrexham

£285,000



Located on a very generous sized plot within this highly desirable suburb of Wrexham, the spacious detached bungalow in need of a degree of modernisation benefits from UPVC double glazing and gas central heating and comprises a vestibule, reception hall, Cloakroom, WC, a spacious living room, kitchen, bathroom, three bedrooms, and a conservatory. Externally the property is approached over driveway parking leading to a garage and alongside a lawn and shrub garden. Access to the rear garden can be gained from either side of the property and opens to a good size established garden with a further concealed garden located through a gate situated towards the rear. This property can be purchased with the benefit of no onward chain.

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## Externally Front

Double iron gates open to driveway parking leading to a single garage alongside a lawn and shrub garden and pathway leading to the front door.

## Vestibule

The property is entered through a UPVC double glazed front door, which opens to vestibule with quarry tile flooring and a UPVC double glazed internal door opening to the reception hall.

## Reception Hall

A spacious and inviting reception hall with a deep store/cloaks cupboard off, access to the loft and internal doors opening to the cloakroom, WC, living room, kitchen and all three bedrooms.

## Cloakroom WC

Installed with a low-level WC, radiator and an opaque window facing the front elevation.



## Living Room

16'4 x 13'

Featuring a working open fire with marble hearth and copper surround, a window facing the front elevation with a radiator below and a second radiator on the opposite wall.



## Kitchen

11'3 x 11'5

Having a built-in corner cupboard housing the gas Worcester combination boiler along with a series of fitted wall and base units and ample works surface space incorporating a stainless steel single drainer sink unit with mixer tap and tiled splashback, there is space and plumbing for a washing machine. A radiator, a window facing the rear elevation, and a single glazed internal door opening to the rear porch, which itself is UPVC double glazed with a UPVC double glazed door opening to the rear garden.



## Bedroom One

13'1 x 9'9

Having a window facing the front elevation and a radiator .



## Bedroom Two

11'8 x 11'4

With a window, facing the rear elevation, a radiator and fitted Louvre door fronted wardrobes, dresser and luggage cupboards.



## Bedroom Three / Sitting Room

7'9 x 8'9

Currently utilised as a second sitting room, having a radiator and double glaze French doors opening to the conservatory.



## Conservatory

13' x 11'2

Constructed of a double glazed timber frame with French doors opening out to the rear garden.



### Bathroom

Installed with a panel bath with thermostatic shower above along with a glass protective screen, a wash hand basin with vanity unit below, chrome heated towel rail, partially tiled walls, recessed downlights within the ceiling, and an opaque window, facing the rear elevation.

### Garage

18'4 x 8'9

A single garage with an up and over garage door, power and light, an opaque UPVC double glazed window to the side elevation and a timber lever latch side access door. Located to the rear of the garage with a separate access is a store measuring 8'10" x 3'7"



### Rear Garden

Side access is available to the rear garden from either side of the bungalow and leads to a very generous sized established garden with a timber summerhouse, a scattering of mature plants, shrubs and trees and toward the rear of the garden. Timber gate opens to a concealed secret garden with pond and greenhouse.



### 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.

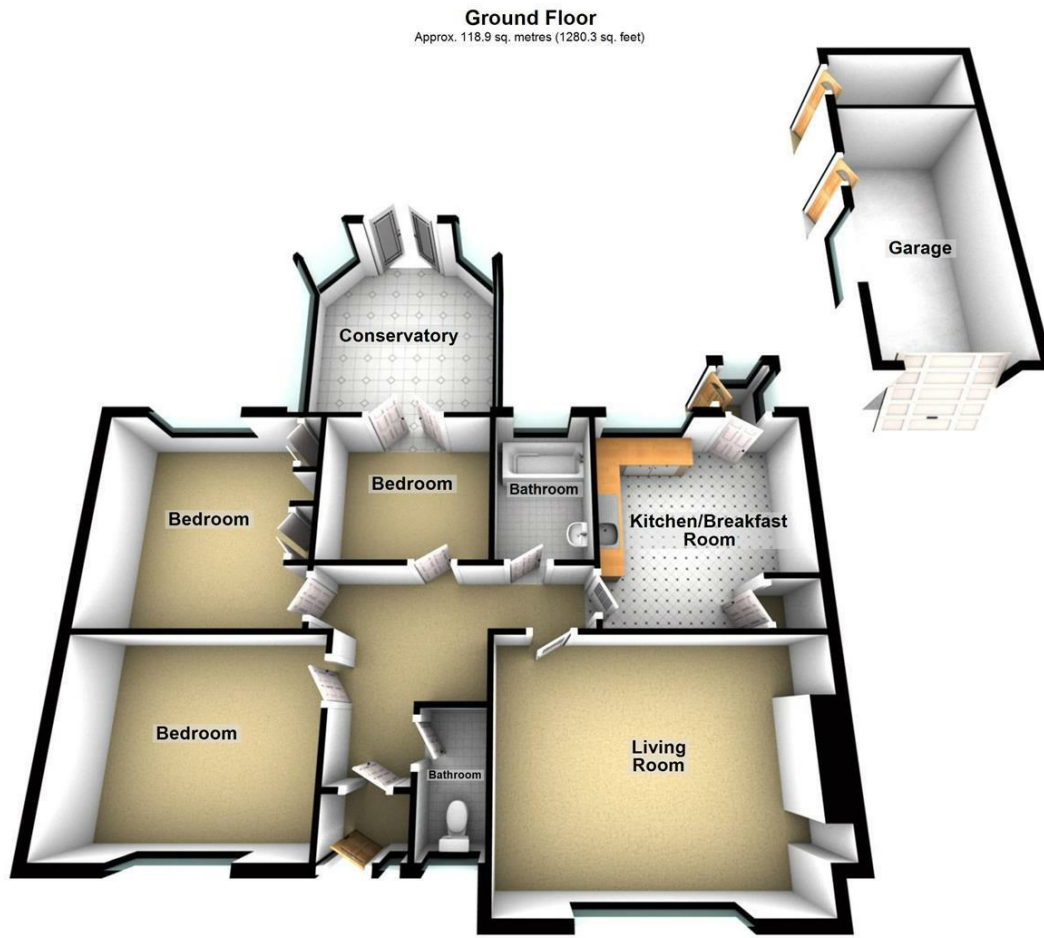
### Mortgage Advice

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.



**Ground Floor**  
 Approx. 118.9 sq. metres (1280.3 sq. feet)

Total area: approx. 118.9 sq. metres (1280.3 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 most 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</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	