



## Kimberley Clappers Lane, Wrexham, LL12 8RP

**£495,000**

\*\*\* AVAILABLE WITH NO ONWARD CHAIN \*\*\*

A spacious 3 bedroom detached bungalow in the popular village location of Gresford.

The property briefly comprises of Entrance Hallway, Open Plan L shaped Living / Dining Room, A newly fitted kitchen with built in appliances, 3 Double bedrooms, A bathroom, Shower Room and WC. This property has had some updates, but there is scope for further improvement.

Viewing is essential to appreciate all this property has to offer, call Olivegrove today to arrange a viewing on 01978 750234.

### Entrance Hallway

Radiator, Light fitting, Airing cupboard and Smoke alarm

**L shaped Living - Dining Room 23'1" x 19'10" x 11'10" x 10'3" x 11'2" x 9'8" (7.06 x 6.06 x 3.63 x 3.13 x 3.42 x 2.96m)**



UPVC double glazed Bay Window to the front elevation and UPVC double glazed Windows to both side elevations. 3 x Radiators, 2 x Light fittings and decorative fireplace. Door off to:

**Kitchen 12'5" x 11'4" (3.79 x 3.47m)**



A brand new fitted kitchen comprising of base, wall and drawer units with complimentary worktop over and integrated dishwasher, fridge freezer, oven and hob with extractor over. Space for washing machine. UPVC part glazed stable door and window to side elevation, Radiator and door off to Hallway.

**Bathroom 5'10" x 7'4" (1.78 x 2.26m)**



Vintage Avocado Bathroom suite comprising of WC, pedestal basin and panelled bath, fully tiled walls and vinyl floor. UPVC double glazed window to side elevation.

**Bedroom 2 11'0" x 13'3" max (3.37 x 4.05m max)**



UPVC double glazed window to rear elevation. Built in wardrobe housing combi boiler, Radiator and light fitting

**WC**



Vintage Avocado WC and wall mounted basin. Vinyl floor. Access to attic

### Bedroom 3 10'4" x 9'9" (3.15 x 2.98m)



UPVC double glazed window to rear elevation. Built in wardrobe, Radiator and light fitting

### Bedroom 1 12'0" x 14'0" (3.67 x 4.27)



UPVC double glazed windows to front and rear elevations. Built in wardrobe, Radiator, light fitting and door to:

### Ensuite Shower Room 5'10" x 3'3" (1.78 x 1.01m)



Vintage Avocado shower tray with tiled walls and mains powered shower

### Externally

#### Double Garage

Double Garage with up and over door, power and light

#### Front

Large driveway offering ample parking, leading to double garage. Lawn area and mature border, bounded by hedges and walls. Pathways to both sides of the bungalow leading to the rear garden.

#### Rear

A mature garden mainly laid to lawn with various, shrubs, plants and trees and a paved pathway.

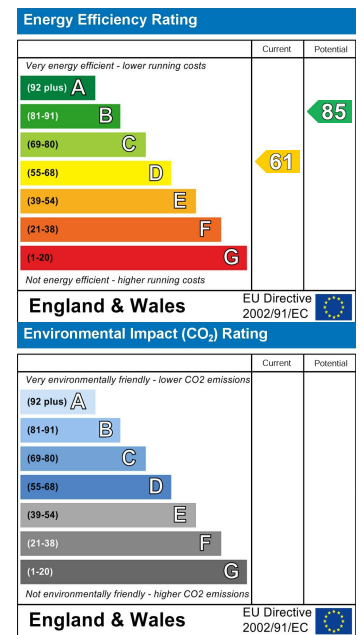


## Floor Plan

## Area Map



## Energy Efficiency Graph



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