



43 Heol Y Waen, Wrexham, LL11 4BP

£220,000

**** NO ONWARD CHAIN **** A beautifully presented 3 bedroom semi detached house with a driveway offering ample off road parking, in the popular village of Bradley, with good local amenities, transport links and Schools. The property briefly comprises of an Entrance Hallway, Living room, Modern Open Plan Kitchen / Dining room and Cloakroom to the ground floor and 3 Bedrooms and a Family Bathroom to the first floor. Externally there is a gravelled area to the front of the property with a driveway. The rear of the property is mainly laid to lawn with a Decking area, gravelled area, large covered bar and pizza oven. Viewing is essential to appreciate all this property has to offer.
Call Olivegrove on 01978 750234 to arrange a viewing.

Entrance Hallway



Wood effect floor tiles, Radiator, understairs cupboard, stairs rising and doors off to:

Cloakroom 3'9" x 2'11" (1.15 x 0.90m)



UPVC double glazed window to side elevation, WC and wall mounted basin

Living Room 11'10" x 10'4" (3.61 x 3.16m)



Solid oak flooring, UPVC double glazed window to front elevation, Fireplace with electric stove effect fire. Light fitting, Aerial point and sockets.

Kitchen / Diner 19'9" x 13'1" (6.03 x 4.00m)



Wood effect floor tiles, UPVC part glazed door to the side elevation and Window and French doors to the rear. 2 x Vertical radiators, wall mounted electric fire, built in cupboard. Range of wall, base and drawer units with complimentary worktop over, inset composite 1 1/2 bowl sink, electric oven with Gas hob and extractor over. Space for fridge freezer, washing machine and dishwasher.

Stairs / Landing



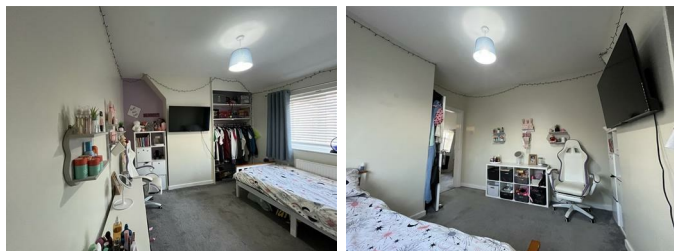
Carpet to floor, UPVC double glazed window to side elevation, Radiator. Light fitting. Access to fully boarded attic and doors off to:

Bedroom 1 12'4" x 11'10" (3.78 x 3.63m)



UPVC double glazed window to rear elevation, Carpet to floor, Radiator, Light fitting, TV point, sockets and built in cupboard.

Bedroom 2 11'9" x 10'5" (3.60 x 3.20m)



UPVC double glazed window to the front elevation, Carpet to floor, Radiator, Light fitting, TV point, sockets.

Bedroom 3 9'2" x 7'6" (2.80 x 2.30m)



UPVC double glazed window to rear elevation, Wood effect floor, Radiator, Light fitting and sockets.

Bathroom 9'6" x 7'1" (2.90 x 2.18m)



UPVC double glazed window to front elevation, Wood effect vinyl floor. P shaped bath with glass

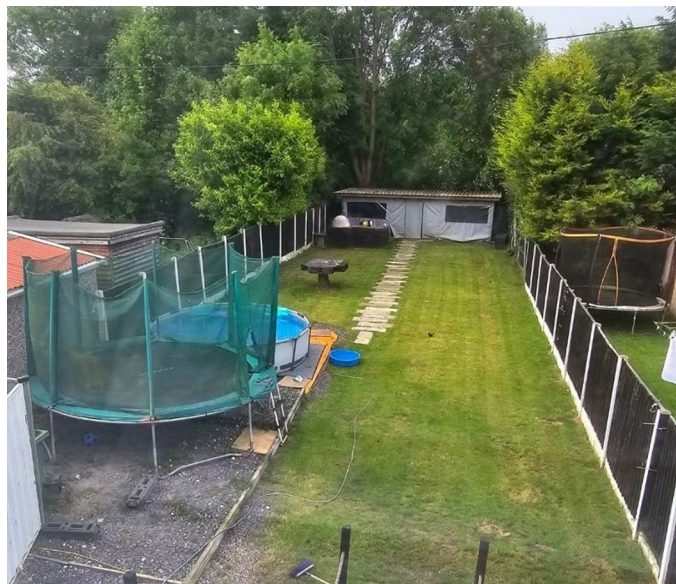
screen and shower taps, pedestal basin, Close coupled WC, heated towel rail & extractor.

Externally

Front

The front is mainly laid to gravel with a shared driveway bounded by fence panels

Rear



The rear is mainly laid to lawn with a decking area, gravelled area, pizza oven and bar bounded by fence panels

Bar



Floor Plan

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

