

# Town & Country

Estate & Letting Agents

Croshowell, Llay, Wrexham

£169,950



A well-presented one-bedroom semi-detached bungalow occupying a corner position with stunning far-reaching views. Offering off-road parking, detached garage, contemporary kitchen with utility, and a double bedroom with modern en-suite, the property also benefits from oil-fired central heating and uPVC double glazing.

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## DESCRIPTION

Ideally located for easy access to local motorway networks, Wrexham and Chester, as well as a wealth of amenities, this well-presented one-bedroom semi-detached bungalow occupies a desirable corner position and enjoys beautiful far-reaching views.

Benefiting from uPVC double glazing and oil-fired central heating, the accommodation comprises an entrance porch, spacious living room, contemporary fitted kitchen with utility off, and a double bedroom with modern en-suite shower room.



## LOCATION

Fourways is situated within the desirable semi-rural village of Croshowell, offering a peaceful setting whilst remaining conveniently located for access to Wrexham, Chester and the wider motorway network. The area benefits from nearby countryside walks, local amenities and reputable schooling, making it an attractive location for those seeking a balance of rural charm and everyday convenience.

## ENTRANCE PORCH

The property is entered via a lovely composite double-glazed door opening into the porch, which features a ceramic tiled floor, radiator, and a window to the front elevation. An internal door leads through to the living room.



## LIVING ROOM

15'6" x 11'6"

A bright and spacious reception room with a window to the front elevation enjoying those far-reaching views, with a radiator below. Two additional windows face the side elevation, allowing for plenty of natural light. Doors lead to the kitchen and the bedroom.



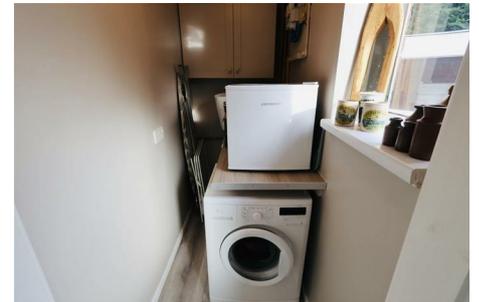
## KITCHEN

7'6" x 5'8"

A contemporary fitted kitchen comprising woodgrain-effect shaker-style wall, base and drawer units, complemented by ornamental handles

and work surface space. There is a stainless steel single drainer sink unit with mixer tap and tiled splashback.

Integrated appliances include a stainless steel oven, hob and extractor hood, along with a microwave. There is space for a fridge. The flooring is woodgrain-effect laminate, and there is a radiator and a window to the rear elevation. An open-through leads to the utility room.



## UTILITY ROOM

7'4" x 2'9"

Fitted with a woodgrain-effect work surface, matching wall unit, and space and plumbing for a washing machine. There is a floor-standing Worcester oil boiler and a window to the rear elevation.



## BEDROOM

11'8" x 10'8"

A well-proportioned double bedroom with a window to the front elevation framing the lovely views, with a radiator below. There is access to the loft space and a door leading to the en-suite shower room.



## EN-SUITE SHOWER ROOM

Appointed with a modern white three-piece suite comprising a corner oversized shower enclosure with thermostatic shower, a dual-flush low-level WC, and a pedestal wash hand basin. The walls are partially tiled, and there is a radiator, extractor fan, and opaque window to the rear elevation.



## EXTERNALLY

Enjoying the most beautiful far-reaching

views to the front, the property occupies a pleasant corner position. It is approached via a brick-block driveway providing ample off-road parking and turning space, together with access to the single garage.

The front and side gardens are laid to lawn with established shrubs, and benefit from outside lighting and a water supply. There is access to the rear of the property via brick-block pathways leading to a gravelled garden area, also having external lighting and a gated pedestrian access.



## GARAGE

A detached prefabricated garage with an up-and-over door, power and lighting, and a secure uPVC side access door. Positioned to the rear of the garage is an oil tank, enclosed by timber fencing.



## Drone

## Services (Wrexham)

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

Freehold

Council Tax Band - C (1,949)

## Viewings (Wrexham)

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

## 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.**

## 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.

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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	