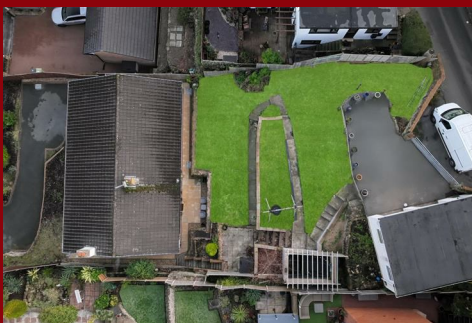


Town & Country

Estate & Letting Agents

Pendwll Road, Moss, Wrexham

£375,000



Located in a desirable position close to Moss Valley Golf Club, this well-presented detached bungalow offers front and rear off-road parking, UPVC double glazing and gas central heating. Inside, it features an inviting entrance hall with cloakroom/WC, a spacious living room with French doors, a contemporary kitchen/dining room, a modern family bathroom and four good-sized bedrooms, including a principal bedroom with ensuite. The tiered rear garden provides access to a converted section of the former double garage, ideal as an annex or workspace.

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DESCRIPTION

Located in a highly desirable position just a short walk from Moss Valley Golf Club, this beautifully presented detached bungalow offers off-road parking to both the front and rear, UPVC double glazing and gas central heating. The spacious internal layout includes an inviting entrance hall with cloakroom/WC, generous living room with French doors, a stylish kitchen/dining room fitted with contemporary units, a modern family bathroom and four well-proportioned bedrooms, the principal with ensuite. The tiered rear garden leads to a converted section of the former double garage, offering excellent potential as an annex or workspace.



LOCATION

Moss Valley Country Park and Moss Valley Golf Club. The area offers a peaceful semi-rural setting while still being conveniently close to Wrexham City Centre and its wide range of amenities, shops, schools and transport links. Excellent road connections provide easy access to the A483, making Chester, Oswestry and the surrounding regions readily accessible. The location is ideal for those seeking a quiet residential spot with beautiful countryside walks and recreational facilities right on the doorstep.



ENTRANCE HALL

Accessed via an opaque UPVC double-glazed front door, the welcoming entrance hall features an inset mat well, wood-grain-effect flooring, a radiator, recessed downlights and access to the loft space. Light oak veneer doors lead to the cloakroom/WC, living room, kitchen/dining room, family bathroom and all four bedrooms, with the principal bedroom benefitting from an ensuite.



CLOAKROOM W/C

6'5 x 2'9

Fitted with a modern white two-piece suite comprising a dual-flush

WC and corner wash hand basin. Finished with ceramic tiled flooring, partially tiled walls, a radiator and a window to the front elevation.



LIVING ROOM

17'5 x 14

A spacious reception room featuring wood-grain-effect flooring, a radiator, provision for a wall-mounted TV and French doors opening to the front garden.



KITCHEN/DINING ROOM

14'7 x 17'7

Beautifully appointed with contemporary gloss wall, base and drawer units and generous worktop space with tiled splashbacks. Includes a stainless steel single drainer sink with mixer tap. Integrated appliances consist of a stainless steel double oven, induction hob with extractor hood, fridge/freezer and dishwasher. There is plumbing and space for a washing machine and separate dryer. Further features include a ceramic tiled floor, radiator, recessed downlights, windows to the rear and side elevations, and an opaque UPVC double-glazed door opening to the rear garden.



BEDROOM ONE

13'4 x 12'5 (max)

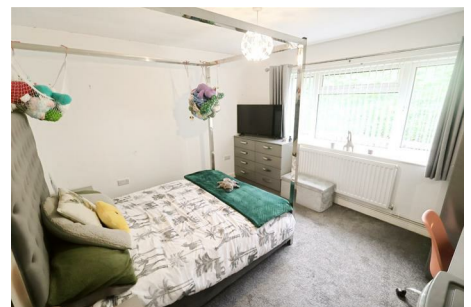
With a front-facing window, radiator and a light oak veneer door leading to the ensuite.



ENSUITE SHOWER ROOM

9'5 x 5'5

Equipped with a modern three-piece suite including an oversized corner shower enclosure with dual-head thermostatic shower, a gloss-grey vanity unit housing a dual-flush WC and wash hand basin with mixer tap. Ceramic tiled flooring, partially tiled walls, radiator, opaque front-facing window and ceiling extractor fan complete the space.



BEDROOM TWO

11'8 x 11'2

Rear-facing window with radiator beneath.



BEDROOM THREE

11'2 x 9'6

Rear-facing window with radiator beneath.



LIVING ROOM

8'8 x 15'4

Featuring a side-facing window, wall-mounted electric heater, recessed downlights and door to the bedroom.



BEDROOM FOUR

10'3 x 8'10

Side-facing window with radiator beneath.



FAMILY BATHROOM

11'2 x 5'7

Fitted with a modern three-piece suite comprising an L-shaped bath with waterfall mixer tap, dual-head thermostatic shower with protective screen, and a wood-grain-effect vanity unit housing a dual-flush WC and wash hand basin (also with waterfall mixer tap). Finished with ceramic floor tiling, partially tiled walls, a chrome heated towel rail, opaque rear window, recessed downlights and an extractor fan.

ANNEX

Located at the rear of the property beside the additional parking, this structure resembles a double garage with separate side access. Only one garage door opens to a storage area; the other side has been converted into an annex accessed via an opaque UPVC double-glazed door.

ENTRANCE HALL

7'2 x 4'9

Entered through an opaque UPVC door with internal doors leading to the living room and a storeroom, which could be converted into a shower room.

STOREROOM

8'8 x 5'3

With an opaque rear window.



BEDROOM

9'5 x 8'4

With a window overlooking the rear garden and views toward the woodland and Moss Valley Golf Club, plus a wall-mounted electric heater.



EXTERNALLY

To the front of the property, a rising driveway provides off-road parking and divides lawned, bark-mulched and shrubbed garden areas. A paved pathway leads to the main entrance, complemented by a courtesy light.

To the rear a timber side gate leads to a tiered rear garden with paved path and lower seating area. Steps rise along the right side past lawned tiers and an ornamental pond to a higher level where a gate provides access to additional off-road parking and the property's annex.



Services

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

Freehold

Council Tax Band - F (£3168 Per Year)

Viewings

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

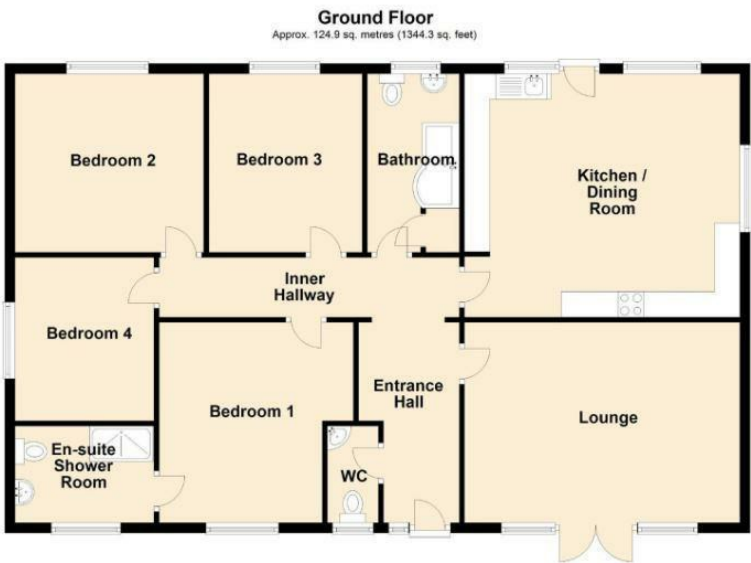
To Make an Offer

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.

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