



1 Holyrood Crescent, Rhosddu, Wrexham, LL11 2EN
Price £340,000

Fully refurbished to an exemplary standard is this stunning 3 bedroom detached bungalow boasting panoramic views towards the Welsh Hills with garage and good sized rear garden conveniently located just a short walk to Chester Road and the frequent Wrexham to Chester bus service. This 'turn key' bungalow offers light and airy accommodation, stylish features and a sociable entertaining space, briefly comprising a pillared entrance porch with composite door opening to the welcoming hall, attractive Oak veneer doors, wood effect laminate flooring that continues through the reception rooms and useful storage cupboards. Impressive open plan living space overlooking the rear garden including a new fitted kitchen with integrated appliances and work surface areas incorporating a breakfast bar, dining area with partial raised ceiling with Velux windows and French doors opening to the full width Indian stone paved patio. 3 bedrooms with built in wardrobes to the principal bedroom, new 4 piece white bathroom suite with bath and separate shower enclosure and an additional washroom with w.c. and wash basin with vanity unit. To the outside, the private drive provides parking for 3-4 cars, a garage with the convenience of an electric door, contemporary black external lighting highlighting the newly rendered walls and an Indian stone paved path that continues either side of the bungalow into the rear garden. The good sized garden offers excellent outdoor entertaining space with a large stone paved patio for alfresco dining and lawned area beyond within new timber fencing. NO CHAIN. Energy Rating - D (60)

LOCATION

Holyrood Crescent is conveniently located between Rhosddu and Garden Village approximately $\frac{3}{4}$ of a mile from Wrexham city centre. There are some local shopping facilities within easy reach with a wider variety of High Street retailers available in Wrexham as well as train stations, bus station and leisure facilities. There are good road links to the A483 bypass that connects Wrexham with Chester and Oswestry and therefore allows for daily commuting to the major commercial and industrial centres of the region. There are both primary and secondary schools within the catchment area. The bungalow is in a slightly elevated position offering lovely views towards the Welsh Hills.

DIRECTIONS

Proceed out of Wrexham along Chester Road for approx. $\frac{1}{2}$ a mile turning left into Acton Gate and then 2nd left into East Avenue. Turn next left into Holyrood Crescent and the bungalow will be observed on the left.

ACCOMMODATION

Pillared open fronted porch with inset ceiling lights and part glazed composite door with upvc double glazed adjoining windows.

L SHAPED HALLWAY

Grey wood effect laminate flooring, oak veneer doors, upvc double glazed window, inset ceiling spotlights, radiator, ceiling hatch to roof space, sliding door storage cupboard housing the Worcester gas combination boiler and consumer unit and a separate two door cupboard.

OPEN PLAN LIVING/DINING/KITCHEN 25'5 max x 20'0 (7.75m max x 6.10m)

An impressive light and airy hub of the home with grey wood effect laminate flooring throughout and inset ceiling spotlights, upvc double glazed French doors lead into the rear garden, two radiators and two Velux roof light windows to partial raised ceiling. The kitchen/breakfast area is fitted with a range of light grey shaker style base and wall cupboards complimented by work surface areas with matching upstands incorporating stainless steel 1 1/2 bowl sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, four ring electric hob with oven/grill below and stainless steel splashback and extractor hood above, integrated dishwasher, integrated fridge freezer, integrated washing machine and radiator.

BEDROOM ONE 13'1 x 10'8 (3.99m x 3.25m)

Upvc double glazed window to front with panoramic views towards the Welsh Hills, radiator, newly fitted carpet, inset ceiling spotlights and built-in sliding door wardrobe.

BEDROOM TWO 12'7 x 8'5 (3.84m x 2.57m)

Upvc double glazed window to front with views

towards the Welsh hillside, radiator, newly fitted carpet and inset ceiling spotlights.

BEDROOM THREE 8'5 x 7'9 (2.57m x 2.36m)

Upvc double glazed window, wood effect flooring, radiator and inset ceiling spotlights.

BATHROOM

Newly appointed with a four piece white bathroom suite of corner shower enclosure with mains thermostatic shower, Drench style shower head and wipe clean wall panels, bath with central mixer tap, wash basin set within vanity unit, low flush w.c, part tiled walls, designer heated towel rail, toothbrush holder/charger, upvc double glazed window, inset ceiling spotlights and extractor fan.

ADDITIONAL WASH ROOM

Appointed with a low flush w.c, wash basin set within vanity cupboard, inset ceiling spotlights, extractor fan and radiator.

OUTSIDE

The property is approached along a private driveway providing parking for three cars together with additional gravelled driveway alongside.

GARAGE

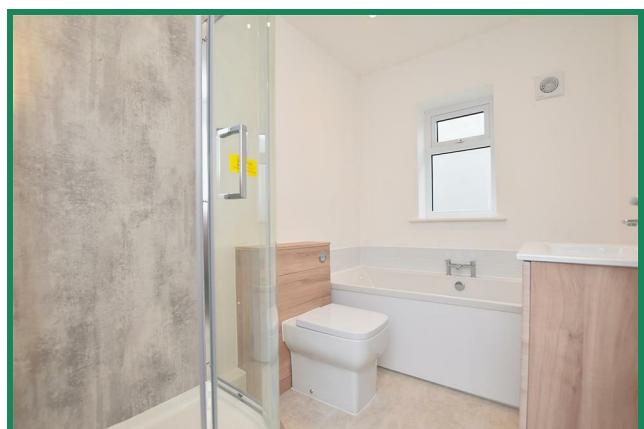
Newly fitted electric garage door, side personal door and upvc double glazed window to rear.

GARDENS

An Indian stone paved path leads to the entrance porch bordered by a lawned area. Black up and down wall lights create an impressive evening scene and gated Indian stone paved paths either side of the bungalow lead to the generous rear garden and flows into a full width paved patio ideal for outdoor entertaining, external electric sockets, lawned garden and new timber fencing.

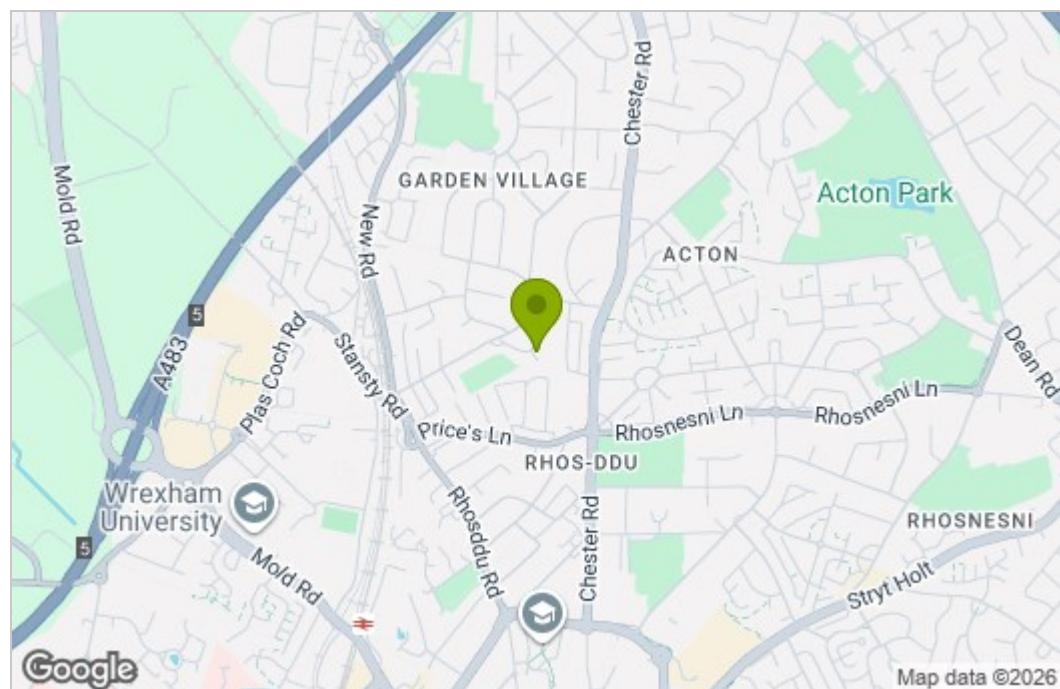
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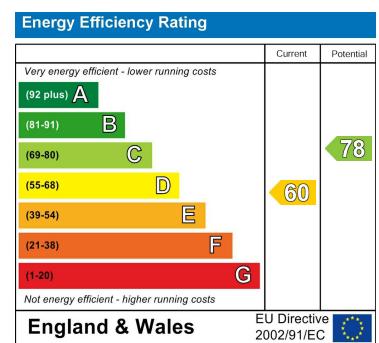


Floor Plan

Area Map



Energy Efficiency Graph



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