



Petit Close | Cefn-Y-Bedd | Wrexham | LL12 9YE

Offers in excess of £270,000



ROSE RESIDENTIAL

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Offered with no chain, this property is set within a peaceful cul-de-sac in the popular village of Cefn-y-Bedd, this spacious three bedroom detached bungalow offers comfortable accommodation throughout. Internally, the property features a generous lounge, a bright conservatory, and a kitchen, along with three good-sized bedrooms and a shower room. Externally, there is off-road parking, a detached garage, and attractive gardens to the front and rear.

Entrance & Hallway

A front facing, part glazed, UPVC entrance door opens into a welcoming L-shaped hallway, providing access to all rooms within the property. The hall features a radiator and a loft access hatch.

Lounge

14'6" x 11'11" (4.43m x 3.64m)

A well proportioned reception room features a decorative fireplace with a living flame gas fire, creating an attractive focal point. Sliding patio doors to the rear lead through to the conservatory, enhancing the sense of space and light. Finished with a radiator and a decorative coved ceiling.





Conservatory

11'3" x 9'11" (3.43m x 3.03m)

An attractive conservatory enjoying pleasant views across the rear garden, with French doors opening onto the outside space. With tiled flooring and a radiator, this versatile room is ideal for use as a dining or seating area all year round.

Kitchen

11'6" x 9'11" (3.53m x 3.04m)

This well-appointed kitchen offers a range of wall and base units with complementary worktops. Appliances include a four-ring gas hob with extractor above and an electric oven/grill. The room also benefits from space and plumbing for a washing machine, tiled flooring, a stainless steel sink with mixer tap, and a front facing UPVC double glazed window providing ample natural light. The gas central heating boiler is neatly concealed within a cupboard.

Bedroom One

11'9" x 11'0" (3.59m x 3.36m)

A generously sized double bedroom benefitting from built-in wardrobes with mirrored sliding doors, a rear facing UPVC double glazed window overlooking the garden, and a radiator.

Bedroom Two

11'11" x 9'4" (3.64m x 2.86m)

Another well sized bedroom with rear facing UPVC double glazed window and radiator.

Bedroom Three

10'4" x 10'0" (3.15m x 3.05m)

Located to the front of the property, this versatile third bedroom is suitable for use as a generous single room, small double, or home office. The room benefits from a front facing UPVC double glazed window and a radiator.

Shower Room

Updated in recent years, the shower room is fitted with a modern double shower cubicle, pedestal wash hand basin, and low-level WC. The room features partially tiled walls, radiator, and two front facing UPVC double glazed windows providing natural light and privacy.



External

The property is approached via a driveway providing off-road parking and access to the detached single garage (with newly fitted roof in recent years). The front garden is mainly laid to lawn with established shrubs and a pathway leading to the front and side entrances. To the rear, the enclosed garden is predominantly laid to lawn with a paved patio area, ideal for outdoor seating. Gated side access leads around the property, with the garden wrapping around the bungalow and offering a good degree of privacy.

Disclaimer

The information provided on this property listing, including but not limited to descriptions, photographs, measurements, and pricing, is for informational purposes only. While all reasonable efforts have been made to ensure the accuracy of this information, the owner, agent, or company assumes no responsibility for any errors or omissions, and it is subject to change without notice.

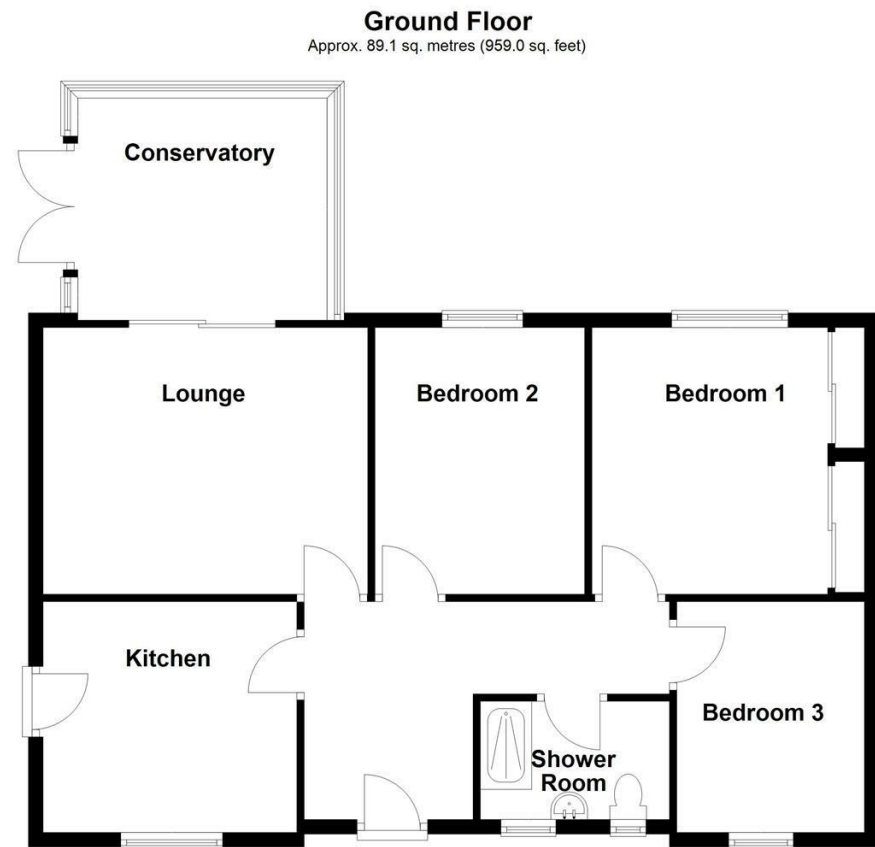
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Total area: approx. 89.1 sq. metres (959.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Wrexham

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