



Fairoaks Crescent | Llay | Wrexham | LL12 0NQ

Offers in excess of £260,000



ROSE RESIDENTIAL

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A three bedroom detached bungalow offering well proportioned accommodation, including a spacious inner hallway with ample storage, a bright open-plan lounge/dining area, a fitted kitchen, a useful utility room, and a modern shower room. The property occupies a generous corner plot with front, side, and low maintenance rear gardens, a driveway providing off road parking, and a single detached garage.

Entrance & Hallway

The spacious inner hallway provides access to the lounge, shower room, and three bedrooms. Additional features include a loft hatch, an airing cupboard, and a generously sized storage cupboard.

Lounge & Dining Room

14'11" x 21'7" (4.55m x 6.60m)

A well proportioned open plan lounge and dining area, featuring a large front-facing UPVC double glazed window that floods the room with natural light, along with a further rear facing window overlooking the garden. The room also benefits from a coal-effect gas fire with stone surround and hearth, two radiators, fitted carpet, and a door leading through to the kitchen.

Kitchen

7'10" x 9'11" (2.41m x 3.03m)

The kitchen is fitted with a range of base and wall units, complemented by granite effect laminate worktops. There is an inset stainless steel sink with drainer and twin taps, space for under counter appliances, and an inset hob with electric oven and grill. Additional features include a rear facing window overlooking the garden and a wall mounted Worcester boiler.





Rear Porch/Utility Room

4'1" x 10'7" (1.25m x 3.25m)

Leading off from the kitchen, the rear porch/utility room is an addition to the original property. It provides space and plumbing for a washing machine, along with space for a tumble dryer and a wall mounted sink. A part glazed UPVC external door offers direct access to the garden.

Bedroom One

10'11" x 10'11" (3.34m x 3.34m)

A generously sized double bedroom featuring UPVC double glazed windows to the front and side, fitted carpet and a radiator.

Bedroom Two

10'11" x 10'0" (3.34m x 3.06m)

Another spacious double bedroom with rear facing UPVC double glazed window over looking the garden, radiator and fitted carpet.

Bedroom Three

7'7" x 8'2" (2.33m x 2.50m)

The smallest of the three bedrooms, this generously sized single room features a front facing UPVC double glazed window, fitted carpet, and a radiator.

Shower Room

A modern and luxuriously appointed shower room, fitted with a wall mounted Mira shower and glass shower screen, a vanity unit with inset wash hand basin, and a low level WC. The room is partly tiled and benefits from a chrome heated towel rail, along with a rear facing UPVC double glazed window with privacy glass.

External

Externally, the property occupies a spacious corner plot. To the front and side, there are lawned areas with established shrubs. The rear garden is low maintenance, featuring a paved patio with a grassed area beyond. A driveway, accessed beyond the garden, provides off-road parking and leads to a single detached garage

Disclaimer

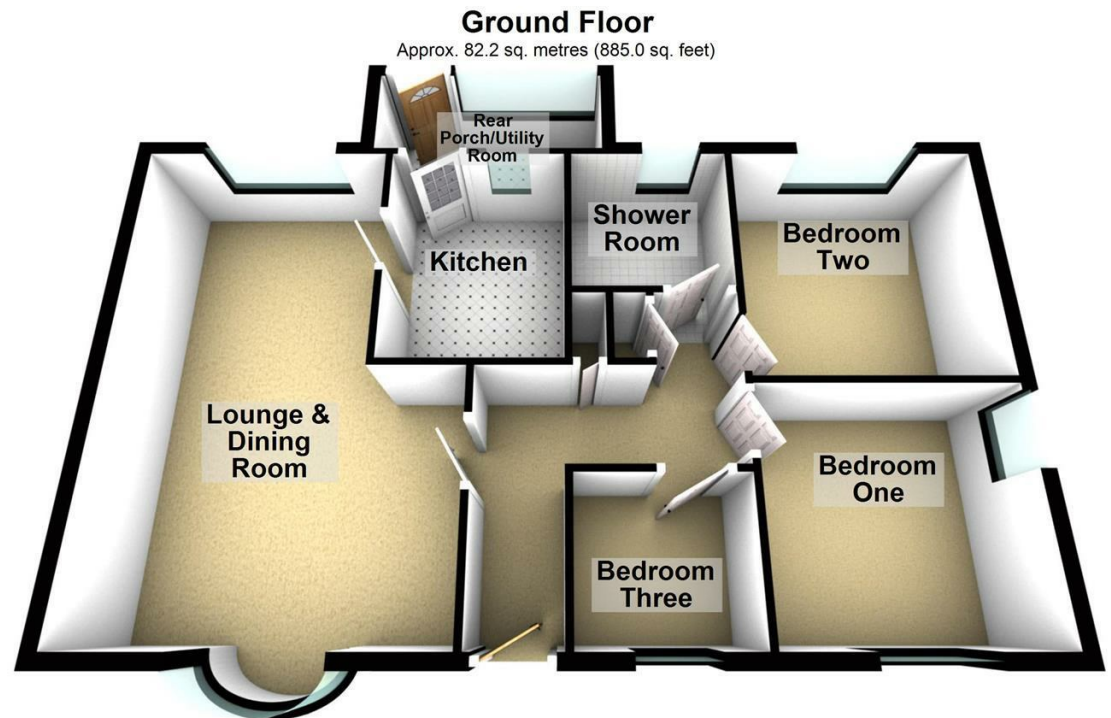
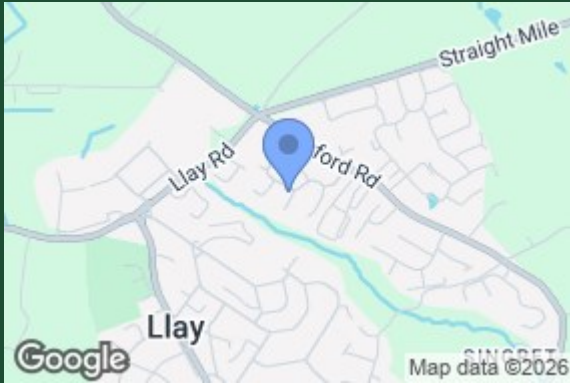
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Ground Floor
Approx. 82.2 sq. metres (885.0 sq. feet)

Total area: approx. 82.2 sq. metres (885.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		65	
(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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