



Caer Haf, Wrexham LL11 4UL

£235,000

A semi-detached bungalow situated in the Caer Haf area of Summerhill, Wrexham. The accommodation comprises an entrance hall, two reception rooms, a kitchen, two bedrooms, a bathroom and a garage. Externally, the property benefits from off-road parking with space for up to three vehicles.

The property is located within a residential area and offers access to local amenities, transport links, and services available in Wrexham and the surrounding areas. The bungalow may be of interest to a range of purchasers, including first-time buyers and those seeking single-storey accommodation.

- TWO BEDROOM SEMI DETACHED BUNGALOW
- SINGLE GARAGE
- WET ROOM STYLE SHOWER ROOM
- CONSERVATORY
- POPULAR VILLAGE LOCATION
- DRIVEWAY WITH SPACE FOR MULTIPLE VEHICLES
- KITCHEN
- NO ONWARD CHAIN!



Entrance Hallway

Laminate flooring, doors to

Living Room

Double glazed patio doors to rear, laminate flooring, radiator

Kitchen

Range of wall base and drawer units, stainless steel sink unit, double glazed window to conservatory, door to

Conservatory

UPVC double glazed with polycarbonate roof, door to garage

Bedroom One

Double glazed window to front, cupboard, laminate flooring, radiator

Bedroom Two

Double glazed window to front, cupboard, laminate flooring, radiator

Shower Room

Two piece suite comprising low level WC and hand wash basin, walk in shower, heated towel rail, double glazed frosted window to side

Garage

Electric door, light fitting,

Outside

To the rear is a patio area with decorative stone
To the front is a drive way with parking for multiple vehicles, raised area with decorative stones

Important Information

MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

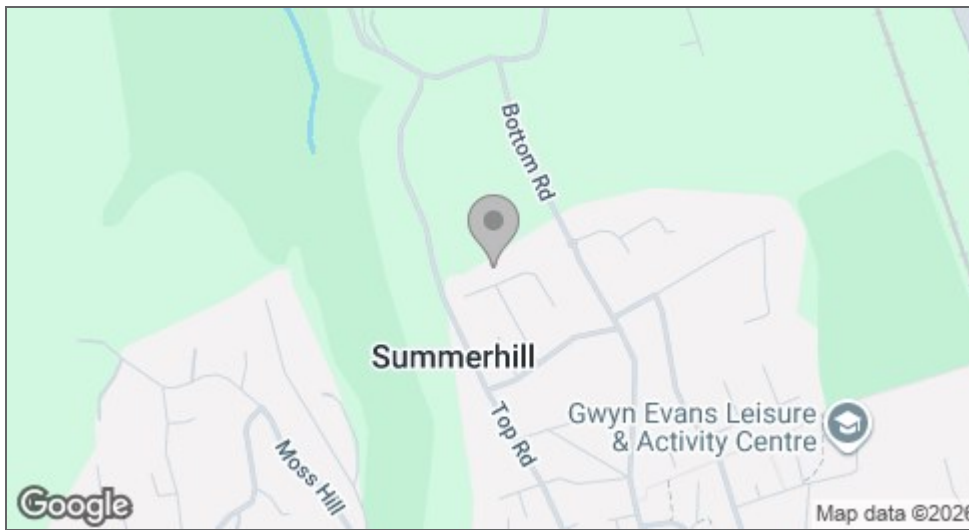
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.











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