



Old Mold Road | Gwersyllt | Wrexham | LL11 4AD

Offers in the region of £270,000



ROSE RESIDENTIAL

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Built in the 1970s by the family who are now offering it for sale, this unique three-bedroom detached bungalow presents a rare opportunity to acquire a home that has remained in the same ownership since construction. Occupying a generous plot, the property offers spacious and well-proportioned accommodation throughout, together with extensive outdoor space and excellent potential for a new owner to make it their own.

Entrance & Hallway

The property is entered via a front facing glazed UPVC door which opens into an L-shaped hallway, providing access to all rooms. The hallway also benefits from two useful storage cupboards, one of which houses the Worcester combi boiler, together with a loft hatch and pull-down ladder.

Lounge & Dining Room

25'3" (max) x 20'0" (max) (7.71m (max) x 6.10m (max))

A bright and spacious open plan room offering ample space for both living and dining areas. The focal point of the room is the stone chimney breast, which creates a natural divide within the space. Large front and side facing UPVC double glazed windows allow for an abundance of natural light throughout.





Kitchen

13'3" x 13'1" (4.04m x 3.99m)

This well-proportioned kitchen is fitted with a range of wall and base units complemented by worktops. Appliances include a four-ring hob with extractor above and an electric oven/grill, while there is also space and plumbing for a washing machine and an integrated fridge/freezer. The room benefits from tiled flooring, a stainless steel sink with mixer tap positioned beneath a rear facing UPVC double glazed window, and ample space for a dining table. A door leads through to the lounge/dining room and there is also a partly glazed UPVC door which leads out to the rear of the property.

Bedroom One

14'10" x 12'5" (4.54m x 3.79m)

An extremely spacious bedroom featuring a rear facing UPVC double glazed window and radiator.

Bedroom Two

12'5" x 12'5" (3.80m x 3.80m)

A further spacious double bedroom featuring a front facing UPVC double glazed window and radiator.

Bedroom Three

8'0" x 10'1" (2.44m x 3.09m)

The smallest of the three bedrooms, this well-proportioned single room features a front facing UPVC double glazed window and radiator.

Bathroom

The bathroom is fitted with a three-piece suite comprising a panelled bath with shower over, pedestal wash hand basin, and low level WC. The room enjoys plenty of natural light from a large rear facing UPVC double glazed window with privacy glass.

External

Externally, the property occupies a generous plot accessed via a driveway leading from Old Mold Road, providing ample off-road parking for multiple vehicles. The wrap-around gardens comprise a combination of lawned and paved areas, complemented by established trees and mature planting. Offering excellent privacy and an abundance of outdoor space, the gardens present fantastic potential for those looking to further enhance and personalise the grounds.



Garage & Storage

The property benefits from a single garage fitted with an up-and-over door and a side-facing window. Adjoining the garage is a useful storage area, which originally housed the oil-fired boiler and provides additional storage space.

Disclaimer

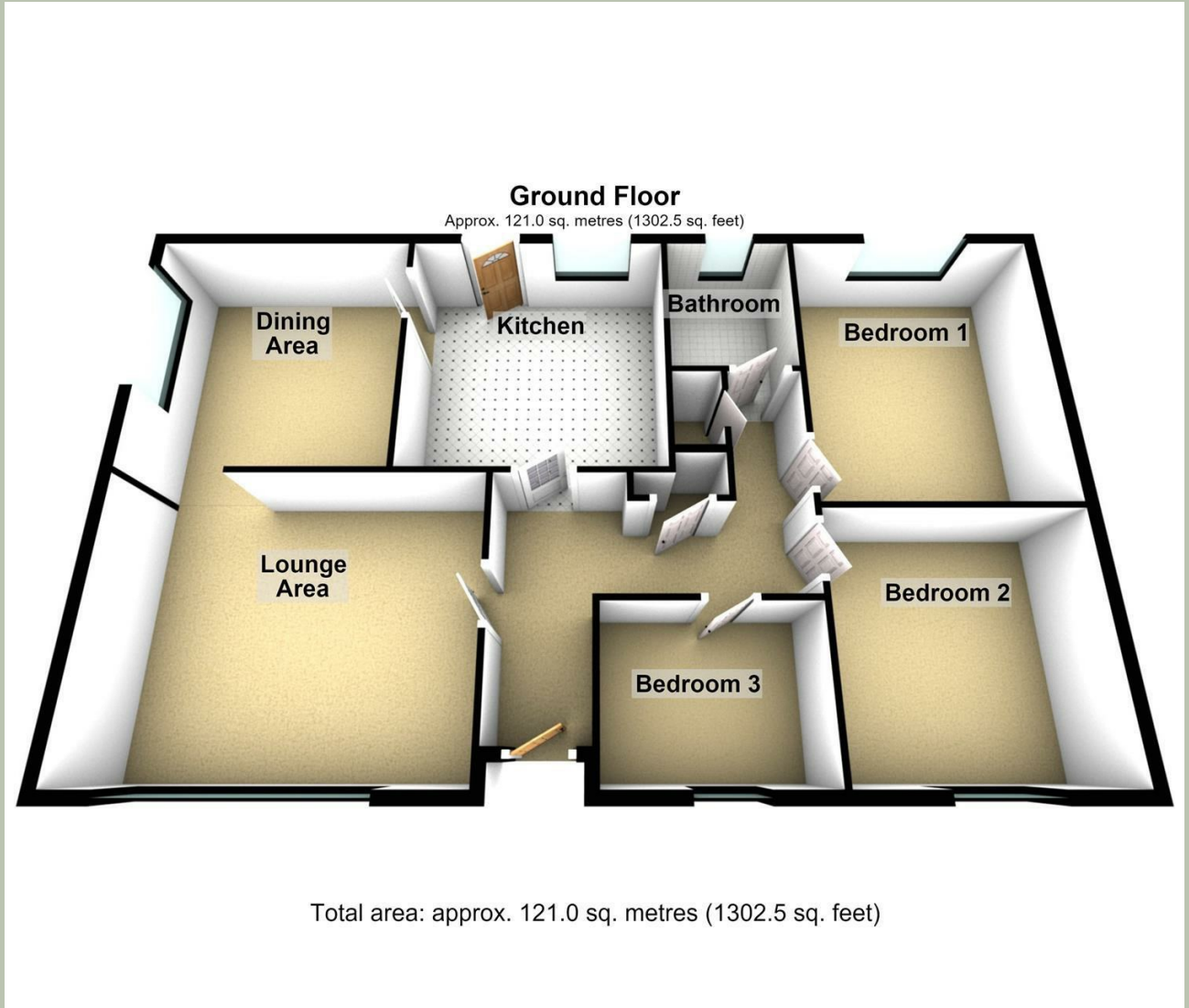
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Anti Money Laundering (AML) Checks

We are required by law to carry out anti money laundering (AML) checks on all purchasers of property. Whilst we remain responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial checks are undertaken on our behalf by Lifetime Legal. Once your offer has been accepted, Lifetime Legal will contact you to complete the necessary verification. The cost of these checks is £60 (including VAT), which covers the cost of obtaining relevant data, as well as any manual checks and monitoring that may be required. This fee must be paid directly to Lifetime Legal before we can issue a memorandum of sale, and it is non-refundable.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(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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