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BELVOIR!



Ffordd Estyn, Wrexham, LL11 2TB Offers over £300,000

TENURE: freehold

* NO CHAIN *

This is a DETACHED, EXTENDED & RE-DESIGNED BUNGALOW that is PRESENTED IN IMMACULATE, "AS NEW" CONDITION located in GARDEN VILLAGE (with a bus stop within yards of the dwelling) on a CORNER PLOT with OFF ROAD PARKING AT THE FRONT and a SINGLE GARAGE at the rear. This is a property that would IDEALLY SUIT SOMEONE LOOKING TO FUTURE PROOF THEIR ACCOMMODATION NEEDS.

The extension to the property was undertaken to create a very CONTEMPORARY STYLED FITTED KITCHEN & DINING AREA which has a REAL WOW FACTOR, offering plenty of natural light with two Velux styled windows in a vaulted ceiling and large double glazed windows and patio doors at the rear.

In summary the bungalow comprises of reception porch, hallway, lounge, STUNNING KITCHEN DINING AREA, THREE BEDROOMS (TWO DOUBLES) & REFURBISHED BATHROOM with WALK IN SHOWER (NO BATH). Externally it has a wide PAVED DRIVEWAY with a small garden laid to lawn at the side with a dwarf wall defining the boundary of the garden. At the rear of the bungalow there is a small garden area laid to lawn and a flagged INDIAN STONE patio area immediately behind the dwelling , the rear of the SINGLE GARAGE faces the property with a gate at the side to allow access to the front of the garage. New timber panelled fencing either side, security lighting and external power sockets.



Approach

You approach the front door of the property along an impressive and extensive wide, attractively paved drive way , which is capable of offering off road parking for several cars.

Porch 8'11" x 6'1" (2.72m x 1.86m)

Part glazed composite front door with glazed panels either side with vertical blinds. Brick walls with inset meter cupboard wall mounted RCD, recessed lights, passive infra red detector (P.I.R.) and tiled floor. Part glazed internal door to hallway.

Hallway 9'0" x 6'6" (2.76m x 2.00m)

A spacious, squared shaped hallway which has six internal doors running off (three bedrooms, lounge, kitchen and bathroom) original Parkay flooring , hard wired smoke detector, thermostat and security control panel.

Kitchen/Dining Area 21'4" x 12'10" (6.52m x 3.93m)

A highly impressive room which forms part of the extended area of the bungalow , stretching to over twenty feet of space that's bathed in natural light that will be the perfect room to entertain family and friends. It features a comprehensive range of base and wall cabinets which form a classic U shape with extended worktop forming an ideal breakfast bar along with decorative LED lighting along the kitchen's plinth. . A side facing uPVC double glazed window, below which is an inset sink, single drainer and swan neck neck mixer tap, integral oven with inset ceramic hob above and extractor hood over and integrated washing machine and dishwasher. Rear facing uPVC double glazed windows, side facing uPVC double patio doors and two Velux styled windows in a vaulted ceiling creates a light ,airy dining area space. The entire room is floor tiled with recessed lights overhead.

Lounge 13'10" x 12'11" (4.23m x 3.95m)

Generous sized reception room with front facing uPVC double glazed feature bay window, chimney breast and alcoves, recessed lights, two wall lights, original parkay, herringbone patterned flooring , TV & phone points and P.I.R.

Bedroom One 14'5" x 11'3" (4.41m x 3.45m)

A bedroom which benefits from being slightly extended with a side facing uPVC double glazed window and vertical blinds, radiator, new carpet, two ceiling rose's & shades.

Bedroom Two 10'11" x 9'6" (3.33m x 2.91m)

Side facing uPVC double glazed window with vertical blinds, built in wardrobes, radiator, ceiling rose, parkay flooring and TV points.

Bedroom Three 9'8" x 6'0" (2.96m x 1.83m)

Side facing uPVC double glazed windows with vertical blinds, parkay flooring, TV point and ceiling rose.

Bathroom 8'2" x 6'5" (2.49m x 1.96m)

Rear facing uPVC double glazed window with privacy glass, an extended vanity unit work top and boxing which has a wash basin with mixer tap positioned on top with a low level wc with push button flush fitted at the side. Underneath the wash basin the vanity unit provides a storage cupboard and drawers. The walk in, over sized shower has glazed sides and two chrome finished shower heads including a "Drench" shower head, chrome radiator, fully tiled walls and flooring, extractor and recessed lights.

External

Externally it has a wide paved driveway with a small garden laid to lawn at the side with a dwarf wall defining the boundary of the front and side garden. At the rear of the bungalow there is a small garden area laid to lawn and a flagged patio area immediately behind the dwelling , the rear of the single garage faces the property with a gate at the side to allow access to the front of the garage.

Disclaimer

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Current	Previous	Environmental Impact (CO ₂) Rating		Current	Previous
Very energy efficient - lower running costs	(92-100) A		84	Very environmentally friendly - lower CO ₂ emissions	(92-100) A		
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(54-68) D				(54-68) D			
(39-53) E				(39-53) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		

