

8 Snowdon Drive

MW46453



WREXHAM

**Offers in region of
£269,950**

8 Snowdon Drive, Ty Gwyn, Wrexham, LL11 2UY
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DESCRIPTION: Situated in a much sought after location is this generous size 3/4 bedroom detached bungalow with loft conversion. The property requires some updating with accommodation to briefly comprise entrance hall, lounge, fitted kitchen with integrated dishwasher, oven and hob, bedroom 1/dining room, 2 further ground floor bedrooms and shower room and to the first floor there is the 4th bedroom and a spacious attic with partial flooring and electric lights. The accommodation is complimented by gas heating, Everest aluminium windows and UPVC double glazing and externally there are generous size gardens offering a pleasant aspect which are South facing to the rear, a drive providing off road parking and a single garage which has been converted for storage purposes but could be used for multiple purposes including workshop or home office. **NO CHAIN. VIEWING RECOMMENDED. FREEHOLD. COUNCIL TAX BAND E.**

GEORGE A MURRAY FNAEA – RESIDENT PARTNER
Viewing by arrangement through Wrexham Office
35/37 King Street, Wrexham, Clwyd, LL11 1HR Tel: 01978 262275
Opening hours 9.00am-5.00pm Monday – Friday 9.00am – 2.00pm Saturday

DIRECTIONS: From the City Centre proceed out of the City along the Chester Road passing the Garden Village shopping parade on the left hand side and continue until Kent Close will be noted on the left, turn left and at the junction turn left and follow Snowdon Drive until the property will be noted on the left via the Molyneux for sale sign.

LOCATION: Situated in a popular and sought after location with easy access to Wrexham City centre facilities and the main road network for commuting to Chester city centre and the surrounding areas of employment.

HEATING: Gas radiator heating installed.

ENTRANCE HALL: Panelled radiator. Original block floor covering. Stairs rising to first floor. UPVC side entrance door.



LOUNGE: 16' 0" x 11' 0" (4.88m x 3.35m) Panelled radiator. Coved ceiling. Tv point. Fitted living flame coal effect gas fire set in a feature marble fire surround. Patio doors leading to rear garden.



KITCHEN: 12' 5" x 8' 9" (3.78m x 2.67m) Panelled radiator. The kitchen is fitted with a range of wall and base units with worktop surfaces and inset stainless steel sink unit and splash back tiling with integrated appliances to include hob, extractor hood, double oven and dish washer. Tiled floor. UPVC rear entrance door.



BEDROOM 1/DINING ROOM. 12' 6" x 10' 10" (3.81m x 3.3m) Panelled radiator. Original wood block floor, currently covered with carpet. Window to front elevation. Window has internal shutters.



BEDROOM 2: 10' 0" x 10' 0" (3.05m x 3.05m) Panelled radiator. Original wood block floor covering. Window to front elevation. Window has internal shutters.



BEDROOM 3: 7' 10" x 6' 10" (2.39m x 2.08m) Panelled radiator. Original wood block floor with vinyl covering. Fitted low level wc and wash hand basin set in vanity unit. Window to side elevation.



SHOWER ROOM: Panelled radiator. Fitted 3 piece suite comprising wc, wash hand basin and shower enclosure with fitted shower. Built in airing cupboard.



FIRST FLOOR.

STAIRS AND LANDING: 9' 6" x 5' 7" (2.9m x 1.7m) Doors leading to bedroom 4 and attic.



BEDROOM 4: 12' 3" x 9' 4" (3.73m x 2.84m) Panelled radiator. Window to side elevation.



OUTSIDE: To the front of the property there is a patterned concrete drive providing off road parking and leading to the former single garage which has been converted for storage, but could be useful for a number of purposes including a workshop or home office. The garage has power and lighting laid on with patio doors opening into the rear garden. The front garden is lawned with well stocked borders of flowers and shrubs. The rear garden is south facing and offers a pleasant aspect and comprises a covered patio area and generous lawned gardens with shrub and flower borders. Two summerhouses. Outside garden store. The rear garden also features a small pond.



TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - TO MAKE AN OFFER - MAKE AN APPOINTMENT. Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

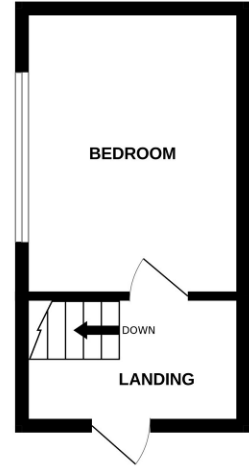
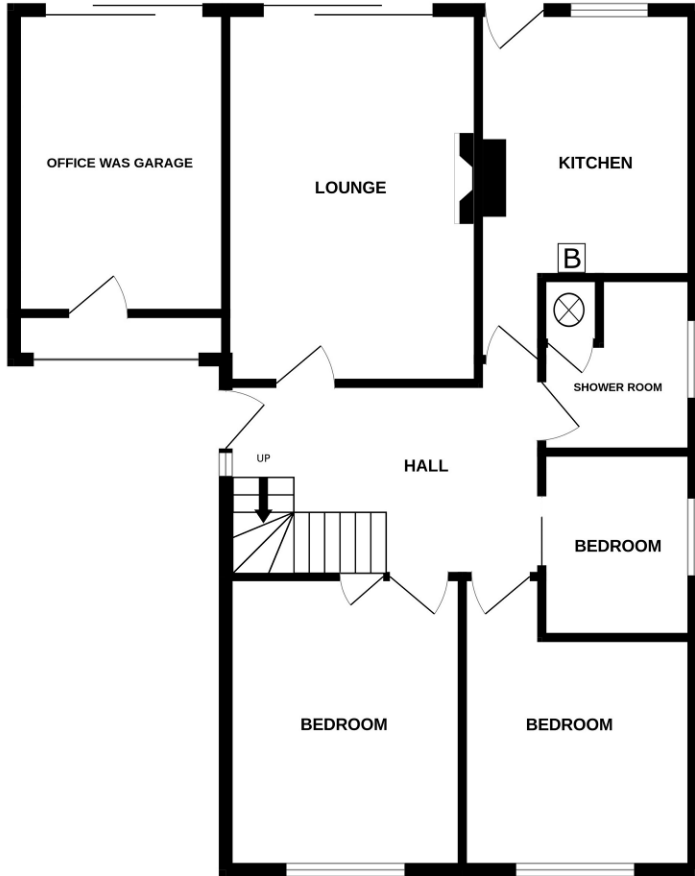
AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

GROUND FLOOR
668 sq.ft. (60.6 sq.m.) approx.

1ST FLOOR
169 sq.ft. (15.7 sq.m.) approx.



TOTAL FLOOR AREA : 1038 sq.ft. (96.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		