



Asking Price £235,000  
🛏 2 Bedrooms    🛁 1 Bathroom

29 Briarswood Rhosrobin, Wrexham LL11 4PX

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## General Remarks

Standing within a good sized low maintenance plot, this beautifully presented two bedroom detached bungalow has been modernised by the current owner to a high standard and is offered for sale with the benefit of NO ONWARD CHAIN. The living accommodation, which has been extended by the addition of a spacious conservatory, is double glazed throughout and briefly comprises an entrance porch, hallway, living room with wood flooring, conservatory, modern kitchen, main bedroom, further double bedroom and a shower room. In summary, a cracking turn-key bungalow and an early viewing is highly recommended.

## Accommodation

**Entrance Porch:** Part glazed PVCu entrance door with a frosted double glazed window to side panel. Wooden floor. Part glazed door into the Hallway.



**Entrance Hallway:** 4' 3" x 3' 11" (1.29m x 1.19m)  
Solid wood flooring. Power points. Telephone point. Ceiling light fitting. Security alarm system. Part glazed door to Living Room.

**Kitchen:** 12' 1" x 7' 5" (3.69m x 2.27m) Comprising a range of white fitted wall and base units with laminate wood-effect work-top surfaces and part tiled splash-back. Space for electric oven and hob with an extractor hood over. Plumbing and space for a washing machine and tumble dryer. Space for tall fridge freezer. Laminate flooring. Double glazed window. Built-in store cupboard. Radiator. Single stainless steel sink unit with draining-board. Power points. Ceiling light fitting. Wall mounted "Worcester Bosch" gas central heating boiler.

**Living Room:** 15' 10" x 12' 8" (4.83m x 3.87m) Solid wood flooring. Power points. Radiator. Television aerial point. Ceiling light fitting. Decorative coving. Coal-effect living flame electric fire with chrome surround, marble-effect hearth and dark oak-effect surround. Patio doors lead to:

**Conservatory:** 13' 3" x 9' 9" (4.04m x 2.97m)  
Laminate flooring. Radiator. Ceiling light fitting. Power points. Double opening doors to garden.

**Bedroom 1:** 11' 9" x 9' 8" (3.58m x 2.95m) Fitted carpet. Two double glazed windows. Radiator. Power points. Ceiling light fitting. Range of fitted wardrobes.

**Bedroom 2:** 10' 7" x 7' 6" (3.22m x 2.28m) Fitted carpet. Double glazed window. Radiator. Power points. Ceiling light fitting.

**Shower Room:** 7' 6" x 5' 11" (2.28m x 1.81m)  
Comprising a low level w.c. and wash hand basin set into a white vanity unit, corner shower enclosure with bi-fold doors and an electric shower unit. Wall tiling. Laminate flooring. Radiator. Frosted double glazed window. Ceiling light fitting.

**Outside:** The property stands in a good sized plot which is extremely low maintenance. The front garden has been laid with artificial grass and there is a driveway to the side elevation providing Off-Road Parking leading up to the Detached Single Garage with pitched roof. There is a paved garden to the rear of the property along with a large side garden which again has been laid with artificial grass, bordered by mature planted beds. Two Storage Sheds.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Worcester Bosch" gas-fired boiler situated in the Kitchen.

**Tenure:** Freehold. Vacant Possession on Completion. NO CHAIN.





**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating – 64|D.

**Council Tax Band:** The property is valued in Band "D".

**Directions:** From the Agent's Wrexham office proceed up Regent Street to the traffic lights at which turn right into Grosvenor Road. At the roundabout turn left into Rhosddu Road and leave the city continuing through Rhosrobin passing Dane Motor Company. Take the next turning on the left into Rhosrobin Road and left into Briarswood. Follow the road around to the right and the property will be observed on the right-hand side of the cul de sac.

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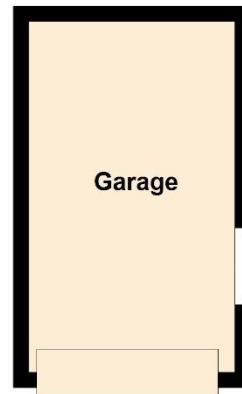
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**Ground Floor**  
Approx. 77.8 sq. metres (837.8 sq. feet)

