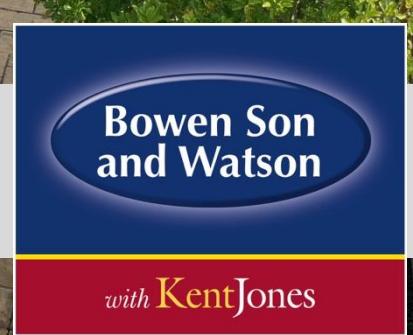




7 Sussex Gardens,  
Wrexham, LL11 2YB



# 7 Sussex Gardens Wrexham, LL11 2YB

An immaculately presented and deceptively spacious four bedroom (master en-suite) detached bungalow located within the sought after and well established residential area of Ty Gwyn. The property is finished to an exceptional standard and in brief comprises porch, reception hall, an open plan kitchen/dining and living space and separate utility. In addition there are four double bedrooms, master having a luxurious en-suite walk-in shower and a well appointed main family bathroom. Internal viewing recommended.

## Description:

A delightfully presented and extended four bedroom detached bungalow with converted attic room, detached garage, parking and enclosed rear garden. The bungalow has been refurbished throughout to a very high standard.

## Location:

Located within the established residential area of Ty Gwyn with excellent access to the Chester Road bus route and A483 by-pass allowing easy routes into Chester City Centre and the motorway network of the North West. Shopping facilities are available just a short walk away in Garden Village.

## The Accommodation:

(with approximate room dimensions) comprises:-

### Entrance Porch

PVCu external door. Tiled flooring. Internal PVCu door to Hallway.

### Entrance Hallway

New fitted carpet. Power points. Telephone point. Radiator. Ceiling and wall lighting. Electrical consumer unit. Control for under-floor heating.

## Kitchen open plan Dining Room and Living Room

22' 3" x 15' 6" (6.79m x 4.73m)

Comprising a range of white wall and base kitchen units with complimentary work top surface and tiled splash-back. Under-counter lighting on the wall units. One-and-a-half-bowl stainless steel sink unit with draining board. Integrated "Hotpoint" fridge freezer. Integrated "Bosch" dishwasher. Five-ring "Bosch" gas hob with a "Neff" extractor fan above. Integrated "Zanussi" fan oven with microwave oven above. Three double glazed windows. Spot-light LED. Radiator. New Quick-step laminate flooring. Power points. Wall mounted television bracket and Sky+ point. Feature shelving and lighting.

## Utility Room

7' 11" x 7' 3" (2.41m x 2.21m)

With new Quick-step laminate flooring. PVCu external door to side. Radiator. Under counter fridge. Space and plumbing for washing machine. Range of base units with tiled splash-back. Cupboard housing "Worcester Bosch" combination boiler. Foldable wall mounted clothes airers. Loft access.



## **Family Bathroom**

6' 10" x 6' 6" (2.08m x 1.97m)

Comprising a wash hand basin and low level w.c. in walnut effect vanity unit. A larger than average sized bath with "Triton" electric shower over and chrome fittings. Under-floor heating. Heated towel rail. Fitted cupboard. Fully tiled walls and ceramic tiled flooring. Ceiling LED spot-lights. Extractor fan. Frosted double glazed window. Shaver point.

## **Inner Hallway**

New fitted carpet. Radiator. LED spot-lights. Ceiling light fitting. Loft access with pull-down ladder.

## **Bedroom One**

11' 0" x 10' 7" (3.36m x 3.22m)

New Fitted carpet. Ceiling light fitting. Radiator. Power points. Television Sky+ point. French doors leading onto the rear garden.

## **En-Suite**

7' 8" x 4' 0" (2.33m x 1.21m)

Comprising a wash hand basin and low level w.c. in a walnut effect vanity unit. Wet room shower with waterfall shower head and additional hand-held shower head. Under-floor heating. Tiled flooring.

Fully tiled walls. Frosted double glazed window.

Ceiling LED spot-lights. Shaver point.

## **Bedroom Two**

12' 11" x 11' 0" (3.93m x 3.35m)

New fitted carpet. Power points. Ceiling light fitting. Radiator. Range of built-in fitted mirrored wardrobes. Television Sky+ point. Double opening french doors leading onto side garden.

## **Bedroom Three**

10' 5" x 9' 11" (3.18m x 3.01m)

New fitted carpet. Double glazed window. Power points. Radiator. Ceiling light fitting. Television Sky+ point.

## **Bedroom Four**

14' 5" x 7' 11" (4.40m x 2.42m)

New fitted carpet. Radiator. Double glazed window. Power points. LED ceiling spot-lights. Television Sky+ point.

## **Attic Space**

15' 0" x 9' 8" (4.56m x 2.95m)

Currently used as an Office. New fitted carpet. Double glazed window. Two Velux windows. Storage in eaves. Ceiling LED spot-lights. Power points. Radiator.

## **Exterior:**

An exceptionally well maintained rear garden providing a great deal of privacy. Features include a paved patio seating area to rear and side with lawned garden having a walk through Pergola to a Summerhouse. A plethora of mature trees and shrubs with raised vegetable plots and blackcurrant bush. Outdoor lighting, power and taps. Garden Shed and Greenhouse. Detached Garage with power and lighting. Tarmacadam driveway offering ample off-road parking. Lawned front garden with gravelled edging and planted borders.

## **Viewing:**

By prior appointment with the Agents.

## **Services:**

All mains services are connected subject to Statutory Regulations.

## **Tenure:**

We are advised the property is Freehold.

## **Council Tax Band:**

The property is valued in Band 'F'.



## Directions:

For satellite navigation use the post code LL11 2YB. Leave the town centre on Chester Road. After about a mile pass the Garden Village Shopping Parade on the left and then proceed down the hill until turning first left into Kent Drive. At the next 'T' junction turn left into Snowdon Drive continuing to the brow of the hill at which turn left into Sussex Gardens. The bungalow will be seen on the left hand side.

## Note:

The bungalow is fitted with Sky+ sockets in all bedrooms and lounge. Fibre Broadband and Virgin Media Broadband are also available. The bungalow has previously had Planning Consent for the Construction of Dormer Window and Loft Conversion under code: P/2012/0751.



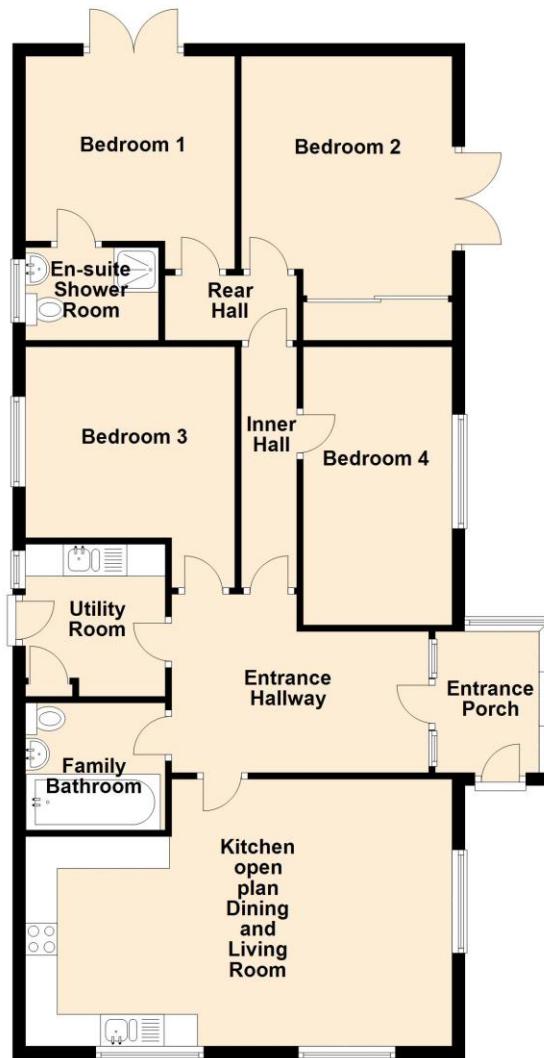
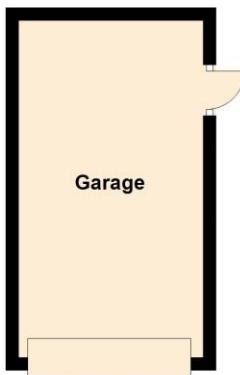
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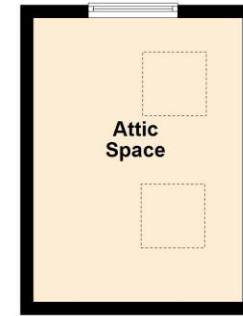
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**Ground Floor**  
Approx. 122.7 sq. metres (1320.8 sq. feet)



**First Floor**  
Approx. 14.7 sq. metres (158.2 sq. feet)



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavor to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

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