



Asking Price £310,000

 3 Bedrooms

 1 Bathroom

1 Southleigh Drive, Wrexham LL11 2HZ

# 1 Southleigh Drive, Wrexham LL11 2HZ

## General Remarks

Presented to a high standard throughout, this extended three bedroom detached bungalow stands on a corner plot within a highly favoured development on the outskirts of the City and a viewing comes highly recommended. With numerous modern fixtures and fittings, the living accommodation briefly comprises an entrance porch, separate w.c., dining hallway, dual aspect living room, kitchen/breakfast room with direct access to the rear garden, sun room, inner hallway, main bedroom with built-in wardrobes, two further bedrooms and a family bathroom with a white four piece suite.



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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 endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

## Accommodation

**Entrance Porch:** PVCu double glazed door to the front elevation. Wood-effect flooring.

**Cloakroom:** PVCu double glazed window to the front elevation. White two piece suite comprising a low level w.c. and pedestal wash hand basin. Radiator. Fully tiled walls. Tiled floor.

**Dining Hallway:** 10' 3" x 9' 9" (3.13m x 2.97m) Radiator. Wood-effect flooring. Coved ceiling.

**Living Room:** 16' 11" x 14' 11" (5.16m x 4.54m) PVCu triple glazed windows to the front and side elevations. Radiator. Wood-effect flooring. Gas fire with feature surround. Coved ceiling.

**Kitchen/Breakfast Room:** 15' 0" x 8' 4" (4.56m x 2.55m) PVCu triple glazed window to the front elevation. PVCu double glazed door and triple glazed window to the rear elevation. Cream wall and base units with complementary work surfaces. Integral electric hob. Cooker hood. Integrated electric oven. Integral fridge and freezer. Integral washing machine. Stainless steel sink and drainer unit with mixer tap. Radiator. Tiled floor. Wall tiling.

**Sun Room:** 14' 3" x 7' 6" (4.34m x 2.28m) PVCu double glazed French doors to the side elevation. Two PVCu double glazed windows to the side elevation. Radiator. Tiled floor.

**Inner Hallway:** PVCu triple glazed window to the side elevation. Radiator. Wood-effect flooring. Storage cupboard.

**Bedroom 1:** 13' 1" x 10' 5" (3.98m x 3.17m) PVCu triple glazed window to the side elevation. Radiator. Wood-effect flooring. Built-in wardrobes and chests of drawers.

**Bedroom 2:** 11' 10" x 10' 6" (3.61m x 3.21m) PVCu triple glazed window to the side elevation. Radiator. Wood-effect flooring.

**Bedroom 3:** 11' 2" x 7' 2" (3.40m x 2.18m) PVCu triple glazed window to the side elevation. Radiator. Wood-effect flooring.

**Bathroom:** 11' 0" x 8' 2" (3.35m x 2.50m) PVCu double glazed window to the side elevation. White four piece suite comprising a panelled bath, shower cubicle, low level w.c. and pedestal wash hand basin. Heated towel rail. Wall tiling. Tiled floor. Down-lighters. Storage cupboard.

**Outside:** The property stands within a corner plot with a driveway to the front providing Off-Road Parking and leading up to the attached Single Garage. The low maintenance front and side gardens have been gravelled and interspersed with mature shrubs. The rear garden, which enjoys a good degree of privacy, is also low maintenance and combines a paved Patio with some raised beds.

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









**Tenure:** Freehold. Vacant Possession on Completion.

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

**EPC:** EPC Rating - 67|D.

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

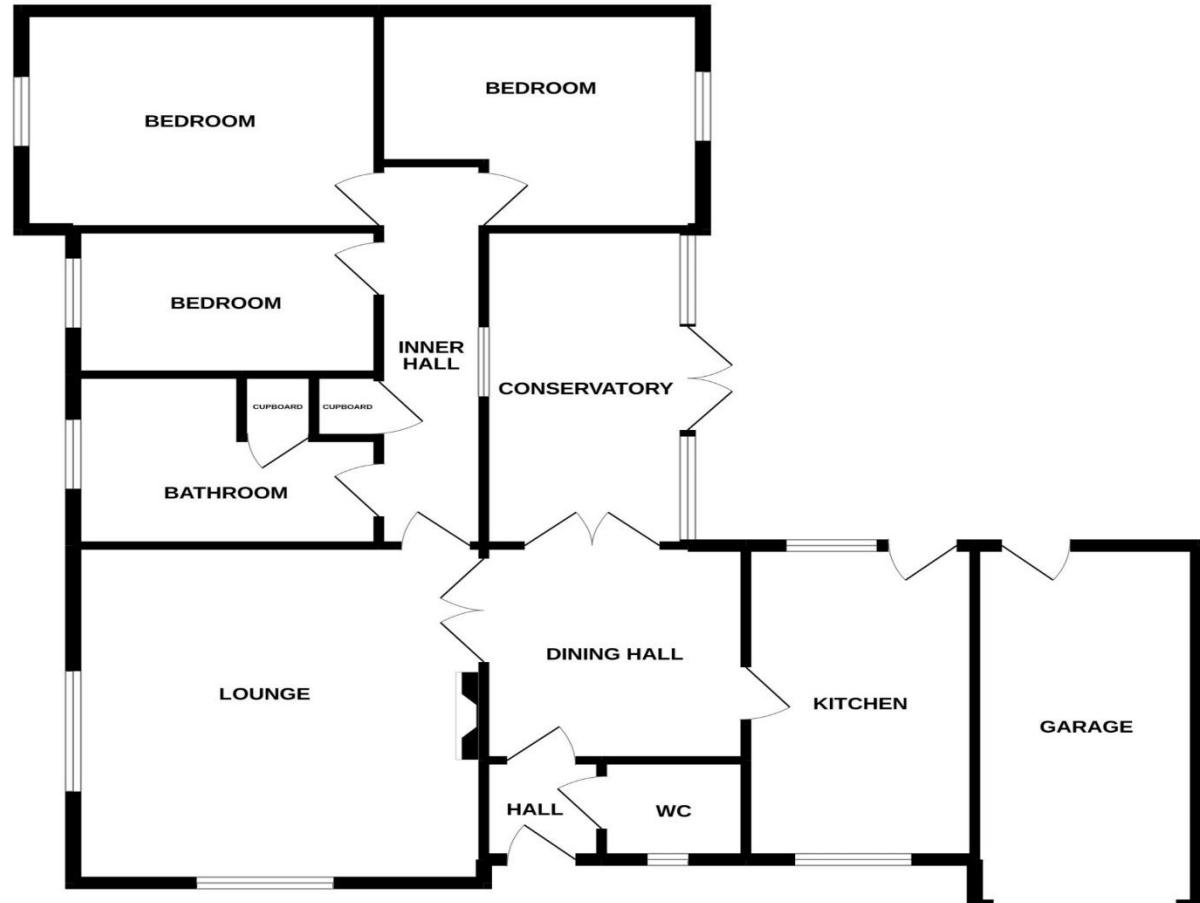
**Directions:** For satellite navigation purposes use the post code LL11 2HZ. From the city centre proceed along Rhosddu Road signposted the B5425 Llay. After passing the former Walnut Tree Public House on the right, continue along the road for approximately half a mile until eventually taking the sixth right into Westleigh Way. Once on Westleigh Way, take the second turning on the right into Southleigh Drive, and the property is on the left-hand corner.

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