

# Wingetts

More than just estate agents



## 4 Cambridge Square, Wrexham, LL11 2YG

**Price £330,000**

A fantastic opportunity to acquire this spacious and well-presented four-bedroom detached dormer bungalow, ideally situated in the highly sought-after area of Ty Gwyn, and offered for sale with no onward chain. The property offers versatile and well-proportioned accommodation, briefly comprising an enclosed entrance porch, welcoming hallway, a bright and spacious lounge, separate dining room, utility room, and a fitted kitchen. There are two generous double bedrooms to the ground floor, along with a family bathroom, while the first floor provides two additional bedrooms. Externally, the property benefits from a private driveway leading to a garage, providing ample off-road parking. To the rear, the enclosed garden features a paved patio area and lawn, perfect for family use and outdoor entertaining. Early viewing is highly recommended to fully appreciate the space, location, and potential this home has to offer. Energy Rating - Awaiting

## LOCATION

Cambridge Square is centred around the pretty green and is located within the sought after residential area known as Ty Gwyn. There is a frequent bus service within walking distance into Wrexham and Chester from Chester Road together with a range of convenient shopping facilities/Pharmacy within Garden Village as well as popular Acton Public House. The A483 bypass that links Wrexham, Chester and Oswestry is within easy reach and Wrexham town centre with all its High Street retailers, social amenities and leisure activities is only a short driving distance away.

## DIRECTIONS

From Wrexham City centre proceed along Chester Street into Chester Road and continue for approximately one mile passing The Acton public house on the right hand side and Garden Village shops on the left, continue down the hill and thereafter take the left hand turning before the petrol station into Kent Road. At the T-Junction turn left, then 1st right into Cambridge Square and no 4 will be observed on the right.

## PORCH

Upvc part glazed entrance door with matching side windows opening to:

## ENTRANCE HALL

With storage cupboard housing water tank, alarm (not tested), fitted carpet, double glazed window, Phone point and two radiators.

## LOUNGE 12'7 x 17 (3.84m x 5.18m)

This bright and inviting space featuring a gas fireplace with surround and marble hearth (closed off), double glazed window, fitted carpet, TV Point and radiator x 2.

## DINING ROOM 10'6 x 9'1 (3.20m x 2.77m)

The dining room area is the perfect room to relax and enjoy a meal with fitted carpet, electric fire with brick surround and double glazed window.

## KITCHEN 10'7 x 9'3 (3.23m x 2.82m)

Fitted with a range of base and wall cupboards complimented by work surface areas space for electric oven, extractor hood above, stainless steel drainer sink unit with mixer tap and splashback. Additionally there is a double glazed window over looking the garden, fitted carpet, space for fridge/freezer.

## REAR PORCH

With 2 x external doors.

## UTILITY ROOM 5'1 x 6'10 (1.55m x 2.08m)

With worktops, cupboards, sink, plumbing for washing machine, Glow worm boiler,

## BEDROOM ONE 10'7 x 11'10 (3.23m x 3.61m)

Rear aspect double bedroom with fitted carpet, radiator, double glazed window and fitted wardrobes.

## BEDROOM TWO 9'3 x 11'10 (2.82m x 3.61m)

Front aspect double bedroom with fitted carpet, radiator and double glazed window.

## BATHROOM 6'6 x 6'8 (1.98m x 2.03m)

Cream three piece bathroom suite comprising: low level w.c, pedestal wash hand basin and panelled bath with Triton electric shower, fitted carpet, frosted double glazed window, fully tiled walls and radiator.

## ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

## LANDING

With staircase window, fitted carpet, storage to eaves.

## BEDROOM THREE 8'7 x 11'9 (2.62m x 3.58m)

Rear aspect double bedroom with fitted carpet, radiator, double glazed window,

## BEDROOM FOUR 6'7 (max) x 9'1 (max) (2.01m (max) x 2.77m (max))

Rear aspect single bedroom with fitted carpet, radiator, double glazed window,

## GARAGE 8'6 x 17'6 (2.59m x 5.33m)

With up and over door, power and lighting.

## EXTERIOR

The property benefits from a driveway leading to a single Garage. To the side of the property there is access leading to the rear garden which is mainly laid to lawn with a paved patio area perfect for soaking up the sunshine and entertaining guests. Additionally there is an outdoor tap, covered canopy area, greenhouse and garden shed.

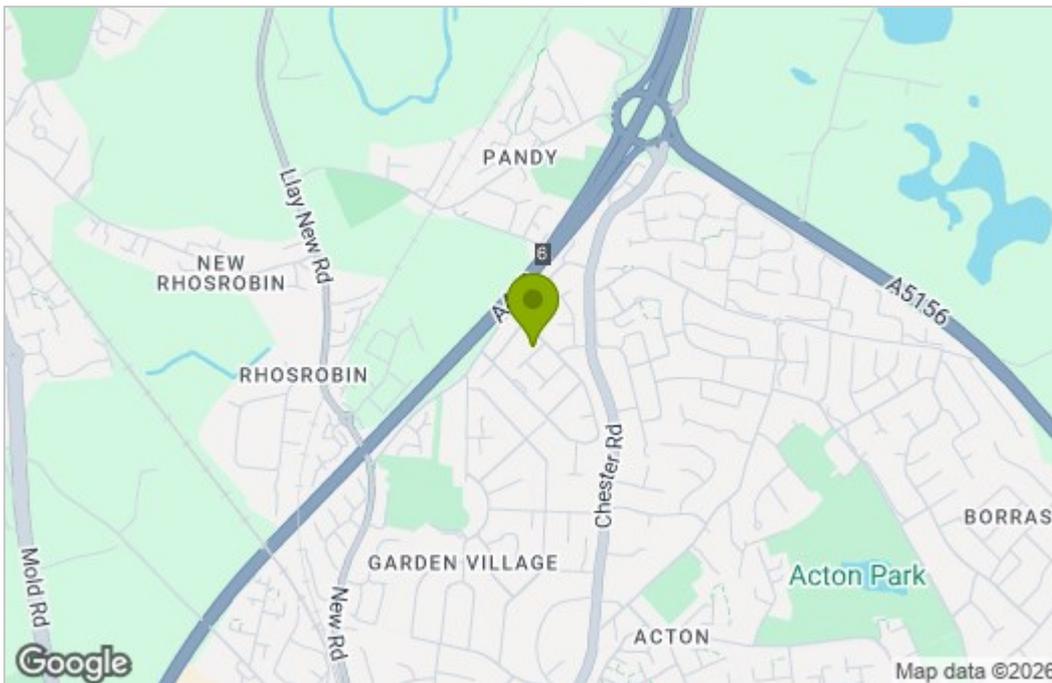
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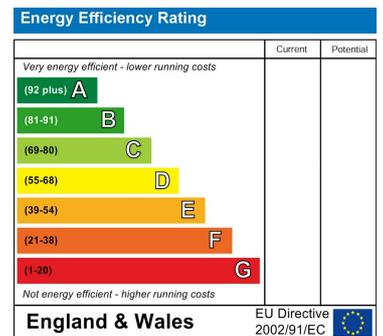


# Floor Plan

## Area Map



## Energy Efficiency Graph



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