

Wingetts

More than just estate agents



3 Cavendish Square, Wrexham, LL12 8AD

Offers In Excess Of £400,000

A superbly presented 3 bedroom detached bungalow with the benefit of both a shower room and bathroom, garage, summer house and private rear garden located within this highly sought after residential area yet within close proximity to the picturesque Acton Park and frequent bus service along Chester Road. The accommodation was refurbished for the current owners to provide a lovely welcoming home and briefly comprises a composite entrance door opening to the L-shaped Hall having a ceramic tiled wood effect floor and Oak veneer doors to all rooms, spacious lounge with the warmth of a living flame gas fire, fitted kitchen with a range of white fronted base and wall cupboards with integrated appliances, a conservatory enjoying a pleasant rear garden aspect, 3 bedrooms (2 of which are doubles), bathroom and separate shower room. Externally, a private drive provides ample parking to include decorative gravelled area alongside a lawned garden with privacy hedging. Double gates open to further parking and leads to the detached garage. The rear garden enjoys a sunny and private aspect to include a summerhouse with lighting and power, stone paved patio for outdoor entertaining and lawned area.

Viewing highly recommended. Energy Rating - TBC

LOCATION

The area has been established as a sought after location for many years due to its proximity to the picturesque Acton Park which is centred around its fishing lake and is popular amongst walkers. Excellent road links provide easy access to Wrexham Industrial Estate and the A483 by pass that allows for daily commuting to the major commercial and industrial centres of the region. A frequent bus service to Wrexham and Chester is within walking distance together with a Public House. A range of convenient shopping facilities and amenities are also available nearby in Borrass and Little Acton.

DIRECTIONS

From Wrexham city centre proceed along Chester Street into Chester Road for approx. $\frac{3}{4}$ of a mile taking the right hand turn into Box Lane. Continue past the school and down the hill taking the left turn onto Richmond Road, turn left into Cavendish Square and the bungalow will be observed on the left.

ACCOMMODATION

Composite entrance door and side window leads to:

HALLWAY

With ceramic tiled wood effect flooring, radiator, oak veneer internal doors, ceiling hatch to roof space with the benefit of a pull-down loft ladder and partially boarded attic to central area with lighting.

LOUNGE 16'8" x 12'5" (5.1m x 3.8m)

Upvc double glazed window overlooking the front garden with fitted blinds, radiator and the warmth of a living flame gas fire set within surround.

KITCHEN 11'9" x 9'6" (3.6m x 2.9m)

Appointed with a white gloss fronted range of base and wall cupboards complimented by work surface areas incorporating a stainless steel 1 1/2 bowl sink unit with mixer tap and upvc double glazed window above with fitted blinds, integrated dishwasher, integrated fridge freezer, integrated washing machine, four ring electric hob with double oven/grill below and stainless steel extractor hood above, part tiled walls, tiled flooring, radiator, inset ceiling spotlights, Worcester gas combination boiler and upvc glazed door leading to:

CONSERVATORY 10'2" x 8'10" (3.1m x 2.7m)

Enjoying a pleasant aspect overlooking the rear garden through upvc double glazed windows on a brick plinth, fitted window blinds, radiator, tiled flooring, ceiling light, ample electric sockets, high level electric socket and television aerial point for wall mounted t.v and upvc glazed external door.

BEDROOM ONE 11'9" x 10'5" (3.6m x 3.2m)

Having the benefit of fitted full width sliding door wardrobes, upvc double glazed window overlooking the rear garden and radiator.

BEDROOM TWO 12'9" x 10'2" (3.9m x 3.1m)

Upvc double glazed window to front with fitted blinds, radiator and mirror fronted wardrobes.

BEDROOM THREE 9'10" x 7'10" (3m x 2.4m)

Upvc double glazed window to rear with fitted blinds and radiator.

SHOWER ROOM

Appointed with a wash basin set within white fronted vanity unit with mixer tap, shower enclosure with mains thermostatic shower and Drench style shower head, low flush w.c, part tiled walls, chrome heated towel rail, extractor fan and tiled flooring.

BATHROOM

Appointed with a white suite of low flush w.c with dual flush, bath with mixer tap and hand held shower take-off, wash basin with mixer tap within a white vanity unit, part tiled walls, tiled flooring and shaver socket.

OUTSIDE

The property is approached via a tarmac driveway providing parking for two cars alongside a lawned garden with path to entrance and decorative gravelled additional parking area if required. Double timber gates to the side of the property open to provide further parking and leads to the detached brick built garage having metal up and over door, lighting and power socket. The private and sunny aspect rear garden provides a safe and secure outdoor entertaining area to include a stone paved patio, lawned area bordered by flowerbeds and a good sized summerhouse with lighting and power socket.

PLEASE NOTE

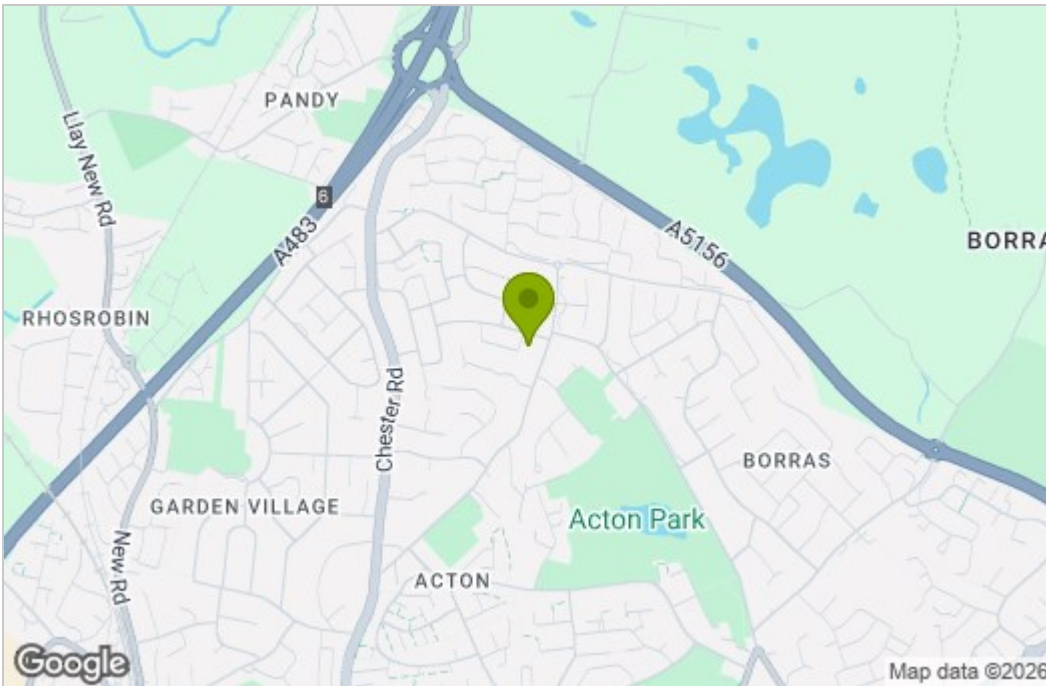
Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.



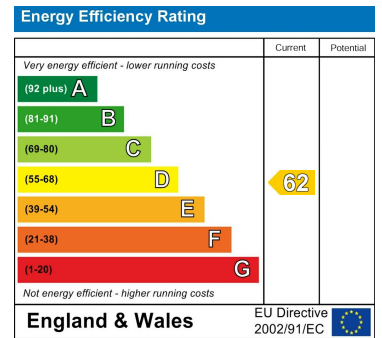


Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.