Wingetts
More than just estate agents









5 Taunton Way, Llwyn Onn Park, Wrexham, LL13 0PJ

Offers In Excess Of £250,000

A well presented and spacious 2 double bedroom detached bungalow with garage situated on a corner plot and located within this popular residential development close to open countryside yet just a short drive into Wexham city centre and having excellent road links. The accommodation has the benefit of gas fired central heating via a Worcester gas combination boiler installed 2024 and Upvc double glazing. Briefly comprising a pillared entrance porch, composite door opening to the welcoming hall fitted with oak floor and useful store cupboard. Spacious bay window fronted lounge diner enjoying an excellent degree of natural light together with electric fire in surround, modern gloss fronted fitted kitchen breakfast room with integrated appliances, 2 double bedrooms overlooking the rear garden and a bathroom with shower over bath. Externally, a tarmacadam drive alongisde a lawned front garden provides parking and continues through composite gates to the brick built garage. The side and rear enclosed garden provides a pleasant outdoor entertaining space with a timber decked patio area and lawned garden beyond, all of which is enclosed to provide a secure environment. NO CHAIN. Energy Rating - TBC

LOCATION
The popular development of Llwyn Onn has become an established and convenient residential area due to its proximity to good road networks that allow for daily commuting to the commercial and industrial centres of the region, countryside walks and easy accessibility into Wrexham city centre with its good choice of high street retailers, sports/leisure/recreational facilities and public transport links. There are primary and secondary schools in the catchment area as well as a convenience store nearby. This particular bungalow is positioned on a corner plot that provides more outdoor space.

DIRECTIONS
From Wrexham City Centre proceed along Holt Road for approx 1 mile to the roundabout. Take the 4th exit onto Cefn Road and continue across the mini roundabout. Take the right turn into Kempton Way, left onto Taunton Way and the bungalow will be observed on the left.

ACCOMMODATION
Pillared entrance porch with wall light and part glazed composite entrance door opening to:

HALLWAY
A welcoming entrance featuring oak wood flooring, six panel doors off to all rooms, coving to ceiling, radiator, ceiling hatch and useful storage cupboard housing the modern Worcester gas combination boiler (installed 2024).

LOUNGE/DINER 18'4" x 13'1" into bay (5.6m x 4m into bay)
A light and airy reception room having upvc double glazed bay window to front and two upvc double glazed windows to side, coving to ceiling, electric fire in surround and radiator.

KITCHEN/BREAKFAST ROOM 10'2" x 9'6" (3.1m x 2.9m)
Appointed with a modern gloss fronted range of base and wall cupboards complimented by wood effect work surface areas incoirporating a 1 1/2 bowl stainless steel sink unit with mixer tap and upvc double glazed window above overlooking the patio area, Zanussi four ring stainless steel gas hob with extractor hood above and oven/grill below, integrated fridge, integrated freezer, integrated washing machine, breakfast bar, inset ceiling spotlights, vertical radiator, grey tiled flooring and upvc part glazed external door.

BEDROOM ONE 11'1" x 10'2" (3.4m x 3.1m)
Upvc double glazed window to rear and radiator.

BEDROOM TWO 10'2" x 8'6" (3.1m x 2.6m)
Another double bedroom with upvc double glazed window to rear and radiator.

BATHROOM
Appointed with a modern white suite of low flush w.c and rectangular wash basin set within a white gloss vanity unit, shower bath having central waterfall style mixer tap, electric shower and splash screen, chrome heated towel rail, inset ceiling spotlights, extractor fan, fully tiled walls and grey tiled flooring.

OUTSIDE
The property is approached via a private tarmacadam driveway alongside a lawned front garden. The driveway continues through double composite gates to further parking and a brick built garage having metal up and over door, lighting, power sockets and side window. The side and rear gardens feature a timber decked patio area for outdoor entertaining. A path leads to the rear lawned garden with flowerbeds, all of which is enclosed to provide a safe and secure environment.

PLEASE NOTE
Please note that we have a referral scheme in place with Chesterton Grant Mortgages Ltd (FCA Register Number 300796). You are not obliged to use their services, but please be aware that should you decide to use them, following mortgage completion, we would receive a referral fee from them for introducing you to their Company (fee details available upon request).

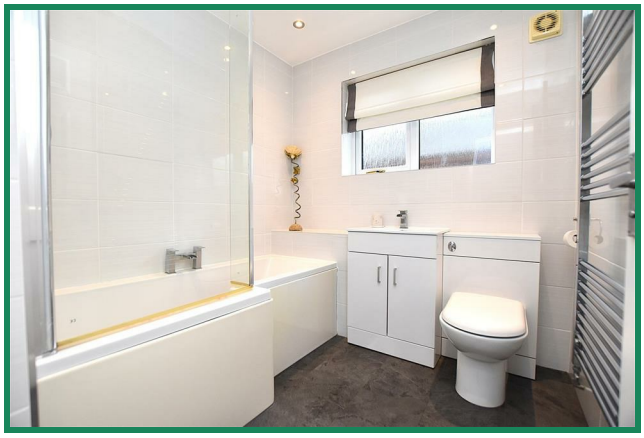


















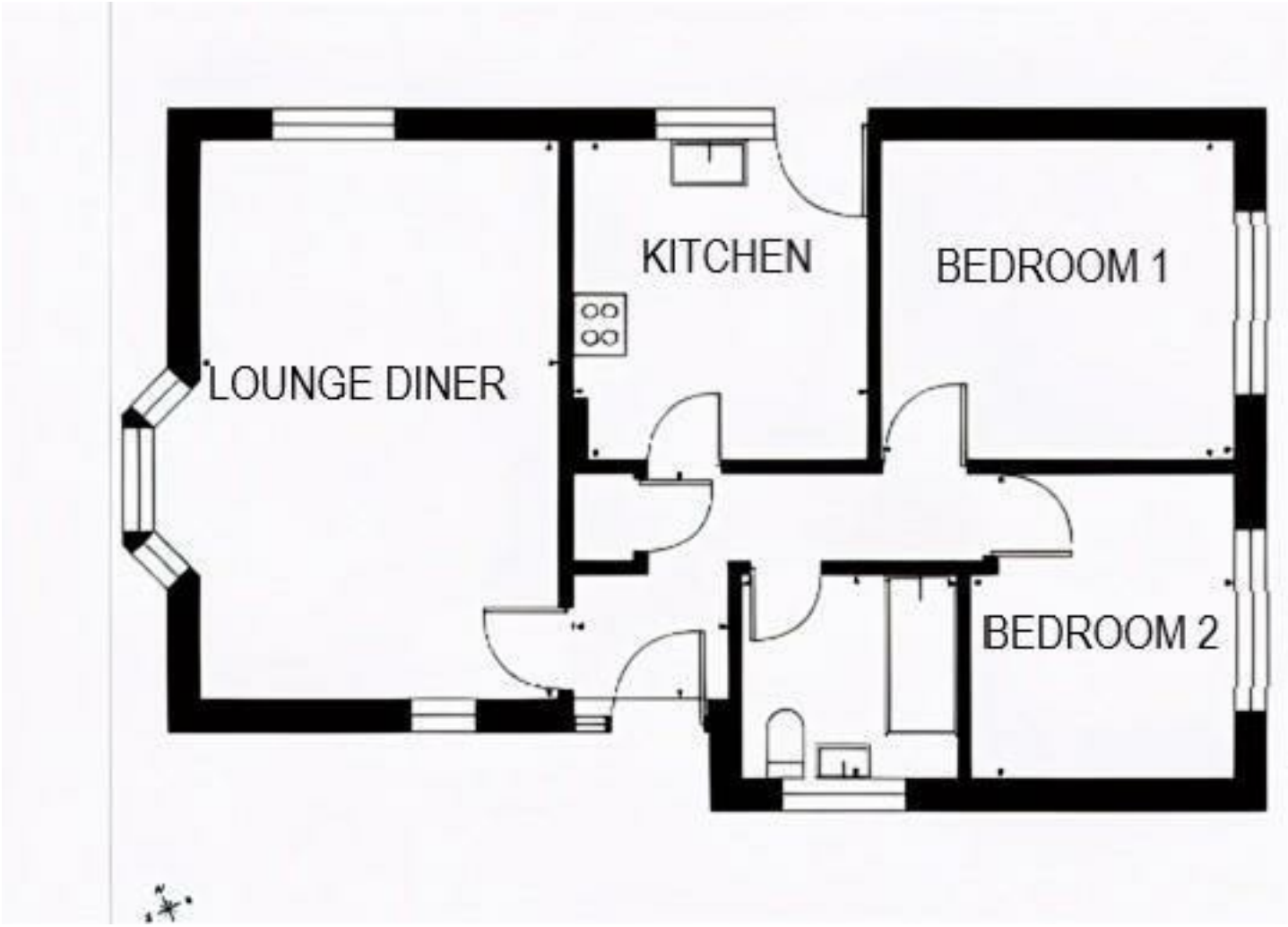




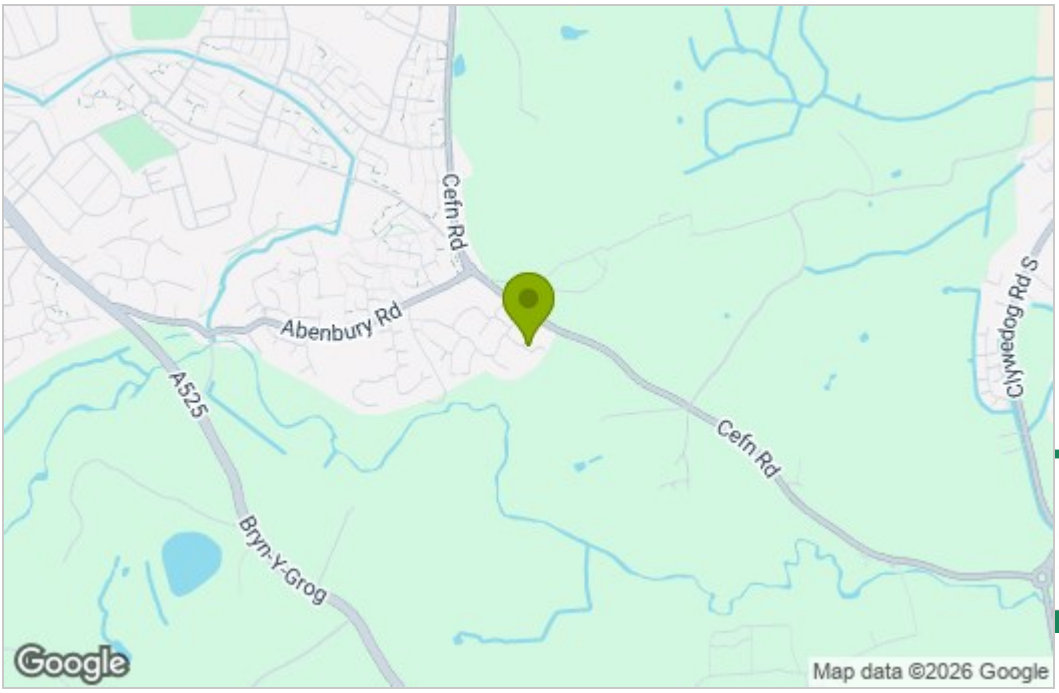
Wingetts

More than just estate agents

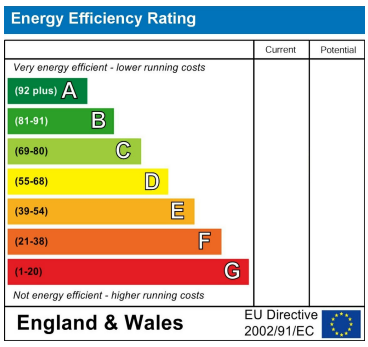
Floor Plan



Area Map



Energy Efficiency Graph



Wingetts
More than just estate agents

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

29 Holt Street, Wrexham, LL13 8DH
Tel: 01978 353553 Email: sales@wingetts.co.uk www.wingetts.co.uk