



Meadow View Smithy Lane, Wrexham, LL14 4EN

Price £280,000

A rare opportunity to purchase a beautifully presented and spacious bay window fronted semi detached bungalow having undergone an extensive scheme of refurbishment to include new external render illuminated with black sensor lighting, new roof, new wiring, new heating, new windows, new doors, new bathroom, new kitchen and new landscaping, conveniently located in the hamlet of Pentrebychan within a short drive of a range of amenities and walking distance of a bus service and picturesque countryside. The accommodation benefits from new carpets/floor coverings throughout and briefly comprises an open fronted porch, entrance hall, spacious lounge/diner, stylish fitted kitchen/breakfast room, 2 double bedrooms and a bathroom with bath and shower. To the outside, a decorative gravel double width drive provides private parking and a gated path leads to the rear garden with patio area, lawn and new timber fencing. No chain. EPC RATING

LOCATION

Offering a lovely location within walking distance of picturesque countryside yet within easy reach of the excellent road links to Wrexham, Chester and Shropshire and a range of shopping facilities, social amenities and both primary and secondary schools. The neighbouring villages of Rhosyllen and Johnstown offer convenient day to day shopping, a bus service operates locally into Wrexham and Oswestry.

DIRECTIONS

Proceed along the A483 by pass in a Southerly direction taking the exit signposted Rhosllanerchrugog. Take 3rd exit and then the 2nd exit onto Smithy Lane signposted Pentre Bychan and the bungalow will be observed on the right.

ACCOMMODATION

Arch fronted entrance porch with sensor lighting and composite part glazed door opens to:

HALL

A good sized hall with new grey wood effect flooring, inset ceiling spotlights, 2 radiators, stylish Oak internal veneer doors and ceiling light tunnels.

LOUNGE DINER 19'0" x 16'4" (5.8 x 5)

A spacious reception room providing flexibility for furniture enjoying an excellent degree of natural light through 2 Upvc double glazed windows with new fitted blinds, new fitted carpet, brushed chrome wall fittings, 4 wall lights, ceiling hatch to roof space, 2 radiators and Oak veneer connecting door to kitchen.

KITCHEN BREAKFAST ROOM 12'1" x 9'10" (3.7 x 3)

Stylishly appointed with a new grey shaker range of base and wall cupboards complimented by work surface areas with matching upstands incorporating a breakfast bar, stainless steel single drainer sink unit with mixer tap and Upvc double glazed window with fitted blinds above overlooking the rear garden, integrated 4 ring electric hob with oven/grill below, splashback and filter hood above, plumbing for washing machine, space for fridge freezer, plumbing for dishwasher, inset ceiling spotlights, brushed chrome wall fittings, radiator, grey wood effect flooring and Upvc part glazed external door.

BEDROOM 1 13'1" x 11'9" (4 x 3.6)

A double bedroom with Upvc double glazed walk in bay window to front, fitted blinds, new fitted carpet, radiator and brushed chrome wall fittings.

BEDROOM 2 11'9" x 11'5" (3.6 x 3.5)

Another double bedroom with Upvc double glazed window with fitted blinds, new fitted carpet, brushed chrome wall fittings and radiator.

BATHROOM 11'5" x 7'2" (3.5 x 2.2)

Beautifully appointed with a new white 4 piece suite including a double width walk in shower having mains thermostatic shower unit and drench style shower head, splash screen, bath with chrome mixer tap, wash basin set within a white vanity unit with illuminated wall mirror above, low flush w.c. inset ceiling spotlights, easy clean walls panels, Upvc double glazed window, grey wood effect flooring, heated chrome towel rail and useful store cupboard with new Worcester combination boiler.

OUTSIDE

A double width private drive with decorative gravel provides parking and a paved path leads to the entrance porch and then continues through a secure timber gate with sensor lighting to the rear of the bungalow. The rear garden is a particular feature enjoying a pleasant and private outdoor entertaining space with good sized paved patio for BBQ's, lawned garden beyond, cold water tap and new timber fencing.

PLEASE NOTE

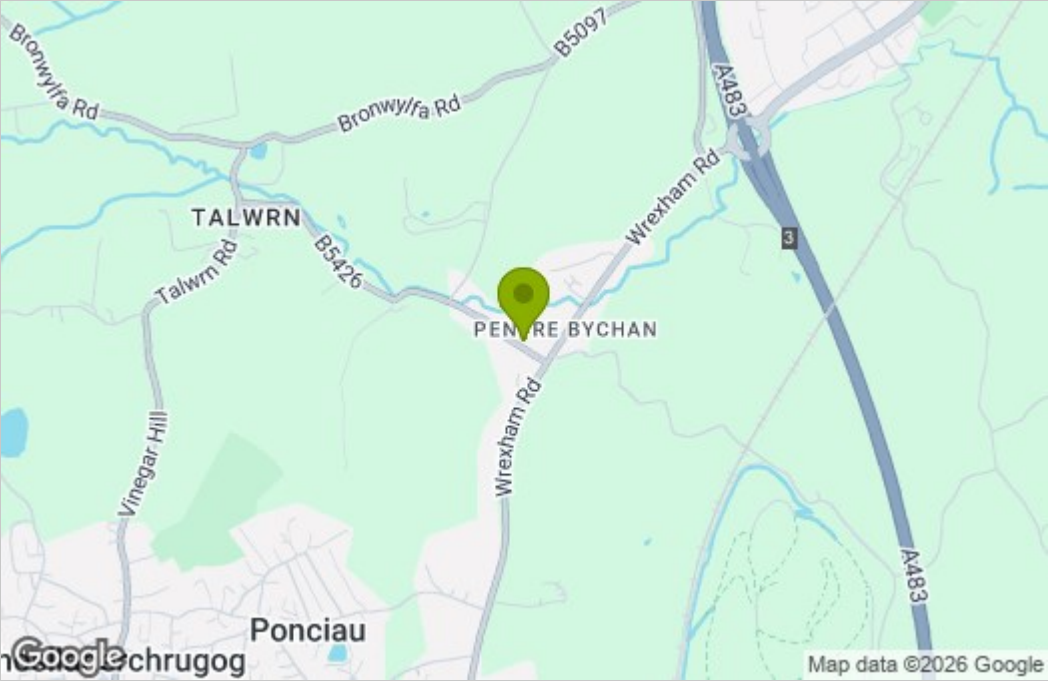
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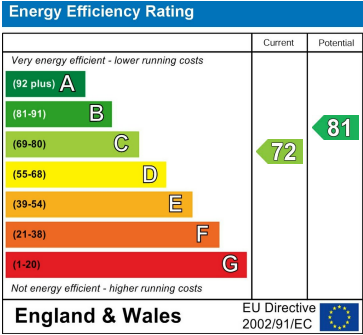


Floor Plan

Area Map



Energy Efficiency Graph



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