



Petit Close | Cefn-Y-Bedd | Wrexham | LL12 9YE

Offers in excess of £270,000



ROSE RESIDENTIAL

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Offered with no chain, this property is set within a peaceful cul-de-sac in the popular village of Cefn-y-Bedd, this spacious three bedroom detached bungalow offers comfortable accommodation throughout. Internally, the property features a generous lounge, a bright conservatory, and a kitchen, along with three good-sized bedrooms and a shower room. Externally, there is off-road parking, a detached garage, and attractive gardens to the front and rear.

Entrance & Hallway

A front facing, part glazed, UPVC entrance door opens into a welcoming L-shaped hallway, providing access to all rooms within the property. The hall features a radiator and a loft access hatch.

Lounge

14'6" x 11'11" (4.43m x 3.64m)

A well proportioned reception room features a decorative fireplace with a living flame gas fire, creating an attractive focal point. Sliding patio doors to the rear lead through to the conservatory, enhancing the sense of space and light. Finished with a radiator and a decorative coved ceiling.





Conservatory

11'3" x 9'11" (3.43m x 3.03m)

An attractive conservatory enjoying pleasant views across the rear garden, with French doors opening onto the outside space. With tiled flooring and a radiator, this versatile room is ideal for use as a dining or seating area all year round.

Kitchen

11'6" x 9'11" (3.53m x 3.04m)

This well-appointed kitchen offers a range of wall and base units with complementary worktops. Appliances include a four-ring gas hob with extractor above and an electric oven/grill. The room also benefits from space and plumbing for a washing machine, tiled flooring, a stainless steel sink with mixer tap, and a front facing UPVC double glazed window providing ample natural light. The gas central heating boiler is neatly concealed within a cupboard.



Bedroom One

11'9" x 11'0" (3.59m x 3.36m)

A generously sized double bedroom benefitting from built-in wardrobes with mirrored sliding doors, a rear facing UPVC double glazed window overlooking the garden, and a radiator.



Bedroom Two

11'11" x 9'4" (3.64m x 2.86m)

Another well sized bedroom with rear facing UPVC double glazed window and radiator.



Bedroom Three

10'4" x 10'0" (3.15m x 3.05m)

Located to the front of the property, this versatile third bedroom is suitable for use as a generous single room, small double, or home office. The room benefits from a front facing UPVC double glazed window and a radiator.



Shower Room

Updated in recent years, the shower room is fitted with a modern double shower cubicle, pedestal wash hand basin, and low-level WC. The room features partially tiled walls, radiator, and two front facing UPVC double glazed windows providing natural light and privacy.



External

The property is approached via a driveway providing off-road parking and access to the detached single garage (with newly fitted roof in recent years). The front garden is mainly laid to lawn with established shrubs and a pathway leading to the front and side entrances. To the rear, the enclosed garden is predominantly laid to lawn with a paved patio area, ideal for outdoor seating. Gated side access leads around the property, with the garden wrapping around the bungalow and offering a good degree of privacy.

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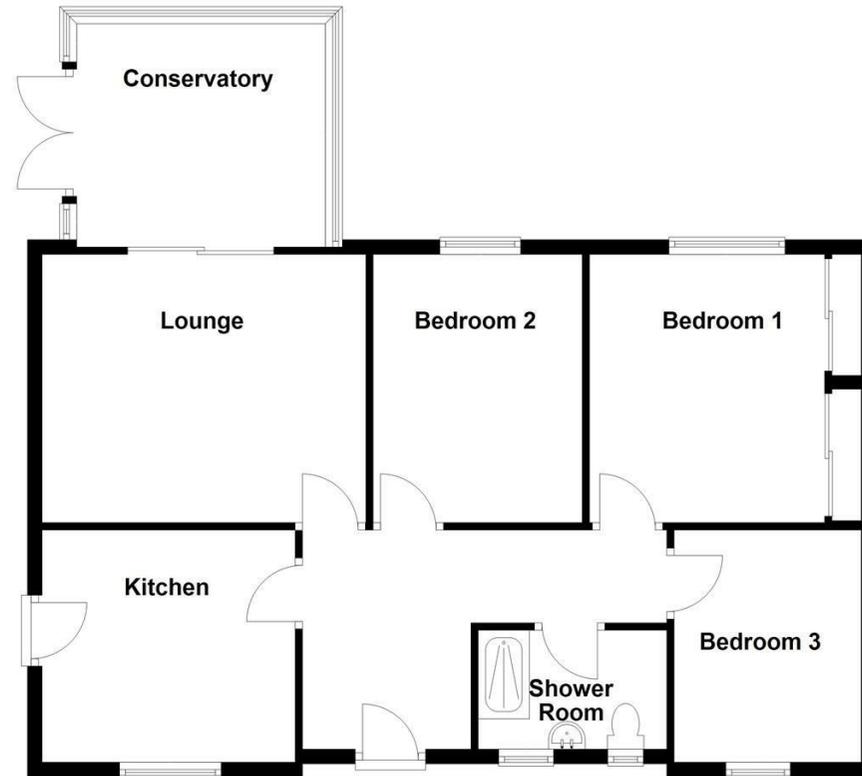
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Ground Floor
Approx. 89.1 sq. metres (959.0 sq. feet)



Total area: approx. 89.1 sq. metres (959.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Wrexham

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