



Park Wall Road | Bradley | Wrexham | LL11 4DA

Offers in excess of £305,000



ROSE RESIDENTIAL

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This beautifully renovated three bedroom detached home has been finished to an exceptional standard throughout, offering stylish and contemporary accommodation that is ready to move straight into. The property features a spacious lounge, an impressive open-plan kitchen, dining and living area with bi-folding doors, utility room, ground floor cloakroom, three well proportioned bedrooms (one with en-suite shower room) and a stunning family bathroom. Occupying a generous plot, the property also benefits from ample off-road parking and extensive front and rear gardens. Please note that the rear lawn shown in the marketing photographs has been digitally enhanced using AI to illustrate the intended finished appearance, as the garden is due to be turfed as part of the ongoing landscaping works.

### Entrance & Hallway

A composite entrance door with glazed side panel opens into a welcoming hallway, finished with fitted carpet. The hallway benefits from contemporary oak internal doors leading to both the living room and kitchen, a useful understairs storage cupboard, and a staircase rising to the first floor accommodation.

### Lounge

12'2" x 13'6" (3.73m x 4.13m)

A bright and spacious reception room featuring UPVC double glazed windows to both the front and side elevations, flooding the room with natural light. The focal point is a contemporary media wall incorporating fitted shelving and an integrated bio ethanol fire, creating a stylish and inviting living space. The room also benefits from fitted carpet and a radiator, making it an ideal space for both relaxing and entertaining.





## Kitchen & Dining Area

11'0" x 26'6" (3.36m x 8.09m )

Undoubtedly the heart of the home, this impressive open-plan kitchen, dining, and living space has been thoughtfully designed to create a superb environment for modern family living and entertaining. Flooded with natural light from a front facing UPVC double glazed window and expansive bi-folding doors opening onto the rear garden, the room enjoys a bright and airy feel throughout. The contemporary kitchen is fitted with a stylish range of handleless wall and base units, complemented by contrasting work surfaces and a breakfast bar. Integrated appliances include a Beko fridge/freezer, Bosch dishwasher, AEG electric oven, induction hob, and extractor hood, combining sleek design with everyday practicality. The generous open-plan layout offers ample space for both dining and relaxed seating areas, while attractive herringbone-effect flooring, inset ceiling spotlights, contemporary vertical radiators, and statement pendant lighting complete this exceptional living space, perfectly suited to both everyday family life and entertaining guests.

## Utility Room

7'10" x 7'1" (2.39m x 2.16m )

A practical utility room fitted with a range of base units complemented by work surfaces. The room benefits from the continuation of the attractive herringbone effect flooring from the kitchen, a rear facing UPVC double glazed window, a wall-mounted Ideal boiler, and a radiator. There is also plumbing for a washing machine together with space for a tumble dryer, making this a highly functional addition to the home.

## Downstairs w/c

A convenient ground floor cloakroom fitted with a contemporary 2-in-1 close-coupled WC incorporating a wash hand basin, making excellent use of the available space. The room also benefits from the continuation of the herringbone-effect flooring, together with an extractor fan.

## Stairs and Landing

Carpeted stairs rise from the entrance hallway to the spacious first floor landing, with a large side facing UPVC double glazed window on the ascent allowing plenty of natural light. Contemporary oak doors provide access to the bedrooms, family bathroom, and a useful storage cupboard.

## Bedroom One

9'0" x 9'9" (3.54m x 3.29m)

A spacious double bedroom benefiting from UPVC double glazed windows to both the front and side elevations, allowing an abundance of natural light to fill the room. The bedroom also features fitted carpet, a radiator, and ample space for a full range of bedroom furniture.

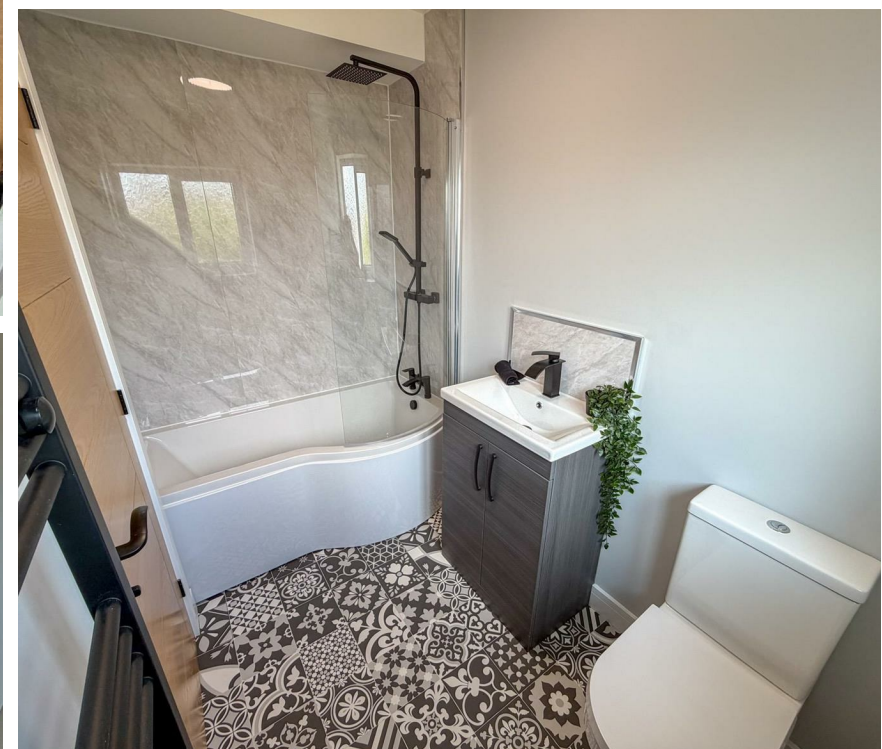
## Bedroom Two

11'7" x 10'9" (2.76m x 2.99m )

Another well proportioned bedroom featuring a side facing UPVC double glazed window. The room benefits from fitted carpet, a radiator, and a useful recessed area, ideal for the installation of fitted or freestanding wardrobes.

## Bathroom

Recently refitted with a contemporary three piece suite comprising a panelled bath with mains fed shower and glazed shower screen over, pedestal wash hand basin, and low-level WC. The room is finished with attractive patterned flooring and complemented by a rear facing UPVC double glazed window and stylish black heated towel rail.



**Stairs & Office Space/Dressing Area**

8'1" x 7'3" (2.48m x 2.21m )  
A useful and versatile room that could be utilised as a home office, dressing room, or study. The room benefits from a front facing UPVC double glazed window, fitted carpet, and a radiator, with a staircase leading up to the third bedroom.

**Bedroom Three**

14'8" x 12'7" (max) (4.48m x 3.85 (max) )  
A charming bedroom positioned within the converted loft space, benefiting from two Velux roof windows that enjoy attractive views over the surrounding fields and towards the neighbouring villages. The room also features fitted carpet, a radiator, and useful built-in eaves storage.

**En-Suite Shower Room**

Beautifully appointed and finished to a high standard, this contemporary en-suite is fitted with a stylish three-piece suite comprising a walk-in shower with mains-fed rainfall shower and separate handheld attachment, low-level WC, and a vanity wash hand basin with matte black mixer tap. The room is enhanced by attractive patterned tiled flooring, a black heated towel rail, recessed display alcoves, and an extractor fan. A UPVC double glazed window provides natural light.

**External**

Occupying a generous plot, the property enjoys extensive gardens to both the front, side and rear, offering fantastic outdoor space with excellent potential. To the front, there is a lawned garden alongside a gravelled driveway providing ample off-road parking for several vehicles. To the rear, an impressive decked terrace extends directly from the bi-folding doors, creating the perfect space for outdoor dining and entertaining. Beyond the decking, the garden is due to be landscaped with turf. Please note that the lawn shown in the marketing photographs has been digitally enhanced using AI to illustrate the intended finished appearance once the landscaping has been completed. The garden is enclosed by contemporary timber fencing and mature hedging, with an additional smaller pedestrian gate.

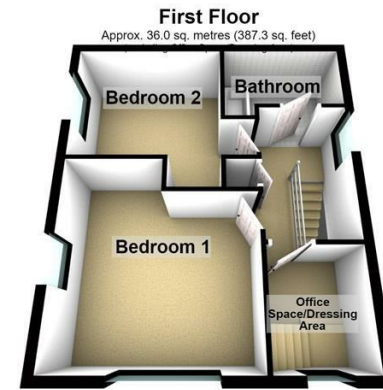
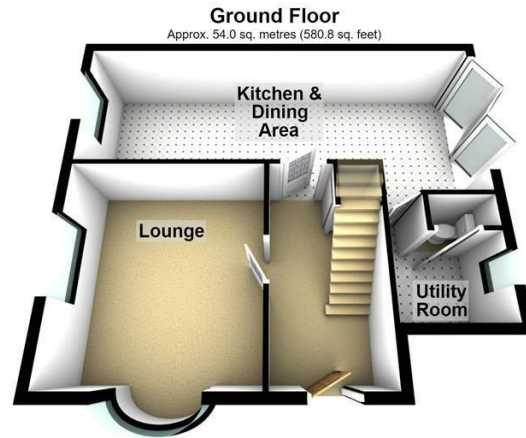
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Total area: approx. 109.4 sq. metres (1177.9 sq. feet)

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

Wrexham

01978 504001  
sales@rose-residential.co.uk