

Town & Country

Estate & Letting Agents

Dee Meadows,

No Onward Chain £385,000



A substantial and extensive four bedroom detached residence with views to countryside to rear elevation. The property comprises; entrance hall, lounge, dining room, kitchen, utility and cloakroom on the ground floor, with four bedrooms, two en-suites and bathroom on the first floor. Externally is a driveway to front leading to a garage, with lawn to front and block paved patio to rear. Set in a sought after cul-de-sac location and offering no onward chain, this property must be viewed!

Imperial Buildings, King Street, Wrexham, LL11 1HE
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TEL: 01978 291345

Entrance

Door to front entrance hall. Wood laminate flooring. Stairs to first floor. Understairs storage. Radiator. Door to:



Lounge

16'10" x 13'2"

Marble-effect hearth and backdrop with wooden surround and gas fire inset. Window to front. Radiator x2.



Dining Room

12'5" x 9'4"

Door to rear. Radiator.



Kitchen

16'9" x 9'10"

Fitted with a range of wall, base and drawer units with complementary work surfaces. Stainless steel sink unit. Splashback tiling. Integrated oven, grill,

five ring gas hob and extractor hood over. Integrated fridge. Breakfast bar. Space for dishwasher. Tiled flooring. Door to utility and dining room. Waste disposal. Window to rear x3. Radiator.

Utility Room

8'5" x 7'8"

Fitted with wall units and complementary work surfaces. Space for washing machine. Space for fridge-freezer. Tiled flooring. Double glazed French doors to rear. Wall-mounted boiler. Door to garage.

Cloakroom

Low level W/C. Wash hand basin set in vanity unit. Part tiled walls. Window to front. Radiator.

Landing

Loft access. Airing cupboard. Radiator. Doors off to:



Bedroom One

13'6" x 9'4"

Built-in wardrobes. Door to en-suite. Window to front. Radiator.



En-Suite

Low level W/C. Wash hand basin set in vanity unit. Shower cubicle. Part tiled walls. Shaver point. Window to rear. Radiator.



Bedroom Two

22'8" x 8'6"

Dressing area. Built-in wardrobes. Door to en-suite. Window to front. Radiator.



En-Suite.

Low level W/C. Wash hand basin set in vanity unit. Shower cubicle. Part tiled walls. Shaver point. Window to front. Radiator.

Bedroom Three

12'1" x 10'4"

Built-in wardrobes and dressing area.
Window to rear with pleasant views.
Radiator.

Bedroom Four

9'6" x 7'4"

Window to rear with great views to countryside. Radiator.



Bathroom

Low level W/C. Pedestal wash hand basin. Panel enclosed bath. Part tiled walls. Window to side. Radiator.

Garage

Integrated single garage with power and lighting. Up and over door.

Front Garden

Good sized driveway with lawned garden to front.



Rear Garden

Easy maintenance with block paved garden to rear.

Viewings

Strictly by prior appointment with Town & Country Wrexham I.E.A. On 01978 291345

To Make an Offer

If you would like to make an offer please contact the Office and one of the Team will assist you further.

Services

The agents have not tested any of the appliances listed in the particulars.

Mortgage Advice

Town and Country Property Services can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

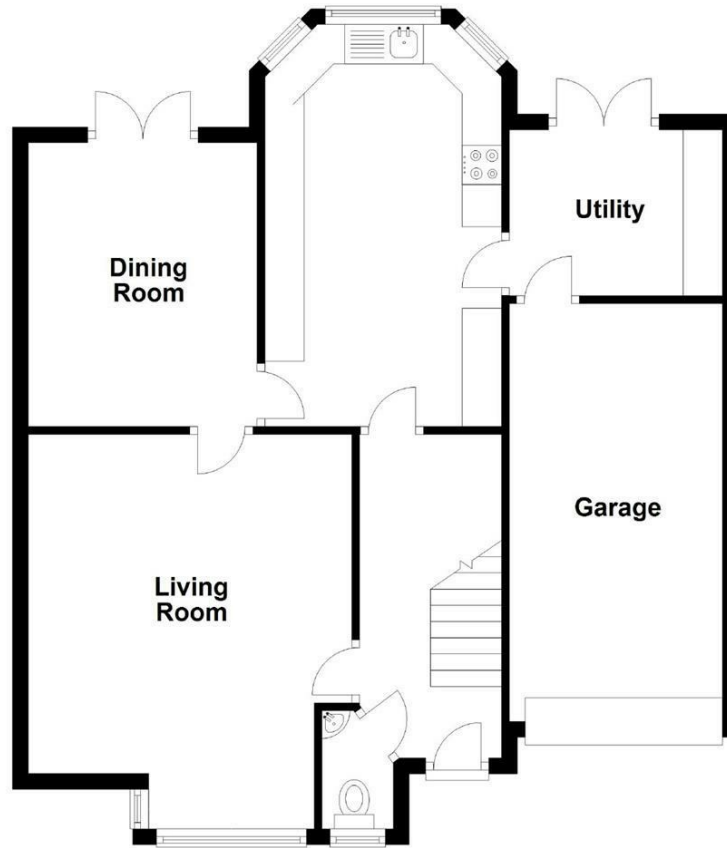
Hours of Business

Monday to Friday - 8:30am - 5:30pm
Saturday - 9:00am - 4:00pm

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in

these sales particulars which are approximate and intended for guidance purposes only. Unless informed otherwise by the vendor, this property is marketed under the assumption it is freehold.



Ground Floor

Approx. 75.0 sq. metres (807.0 sq. feet)

Total area: approx. 144.0 sq. metres (1549.6 sq. feet)

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.

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