

Town & Country

Estate & Letting Agents

Nant Road, Wrexham

£380,000



This property sits in an enviable position boasting the most spectacular rural views that need to be seen to be fully appreciated. The property itself although in need of modernisation now, was constructed in the 1980s for the original owner who lived there. Enjoying light and spacious accommodation throughout the property comprises an entrance hall with a cloakroom WC, living room with patio doors opening to the raised decked patio area which is a prime position to enjoy those stunning views. The kitchen itself has space for a central dining table and a separate dining room with a window where you can take advantage of those views. Alternative room off the living room was used as a study by the previous owner could easily be used as a fourth bedroom. The inner hall offers access to the shower room and to all three double bedrooms, the principle of which has a dressing room, shower room and water closet. Externally, the property sits on a predominantly lawn and shrub sloped plot with a driveway. Offering off-road parking and access to the double garage which itself has a boiler room. This property is available with the benefits of no onward chain.

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Externally

The property is approached from a gravel driveway of Nant Road which leads to off-road parking, a double garage and carport along with steps leading up to the front door and a raised deck patio area. The second set of stairs alongside the property leads to a side access where you can enter into the kitchen. To the side of the property is a decked patio area and a Lawn Shrub garden along with more steps which lead around the rear of the property into the garden with a conifer hedge to the rear.



Living Room

16'4" x 20'

Featuring two patio doors framing the stunning views along with two radiators and an open cast-iron fireplace set within an exposed brick flow. Internal doors open to the kitchen and to the study/bedroom four along with double doors which open up to the inner hall.



Inner Hall

Accessed from the living room with eight steps rising to a higher level with a full length window to the side elevation, radiator, access to the loft space, a second full length window to the front elevation, built in shelved storage cupboard and access to all doors that open to three bedrooms and bathroom.



Entrance Hall

6'10" x 6'7"

The property is entered through a glazed timber panel front door which opens to an entrance hall with a radiator and two cloak cupboards. Internal doors open to the cloakroom WC and into the living room.



Kitchen

16'10" x 11'3"

Fitted with a range of wall base and drawer units, along with ample worksurface space housing a stainless steel double sink bowl unit with a mixer tap and tiled splashback's. There is space for a cooker with an extractor hood, standing fridge and freezer and plumbing for a washing machine. There is a window to the side elevation, stable style door opening to the side elevation and an internal door that opens to the dining room.

Study

19'2" x 7'9"

Two windows to the rear elevation and a radiator.



Cloakroom

9' x 2' 10"

Installed with a low-level WC, wash handbasin with vanity unit and tiled splashback's, access to the loft space, radiator, high-level window to the side elevation.



Dining Room

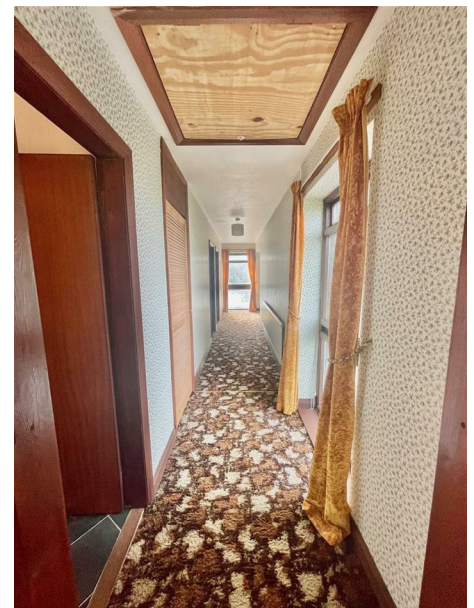
11'10" x 11'8"

With a large picture window to the front elevation, second window to the side elevation and a radiator.

Bedroom One

13'5" x 11'6"

Window facing the front elevation, high-level window to the side elevation, radiator and an internal door that opens to the dressing room and ensuite.





Dressing Room/Ensuite

20'2" x 6'4"

Fitted with a triple wardrobe with sliding doors, radiator, and an opaque window to the side elevation. A sliding door opening to the water closet housing a low-level WC wash handbasin with a ceramic tiled floor, fully tiled walls and a pink window to the rear elevation. Another internal door opening to the shower room which has a separate shower enclosure with an electric shower, a wash handbasin set within a vanity unit with fully tiled walls, a ceramic tiled floor and opaque window to the rear elevation.



Shower Room

8'0" x 6'11"

Installed with a modern white suite, comprising a double shower enclosure with an electric shower, a dual flush, low-level WC, pedestal wash hand basin, with mixer tap, radiator, fully tiled walls, and a ceramic tiled floor.



Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer (Wrexham)

If you would like to make an offer, please contact the office and one of the team will assist you further.

Services (Wrexham)

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

Mortgage Advice (Wrexham)

Town and Country 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 (Wrexham)

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

Additional Information (Wrexham)

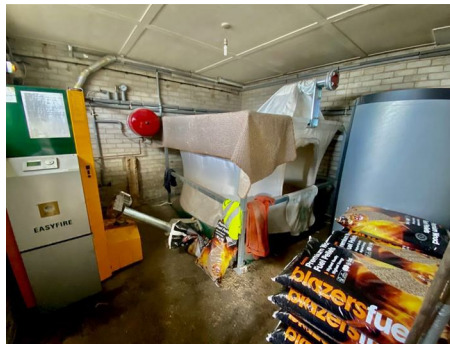
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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



Bedroom Two

15'4" x 9'4"

With radiator, window to the rear elevation and a built in double wardrobe.



Boiler Room

11'6" x 11 feet to inches

Containing the fire wood pellet, boiler system along with its hopper.

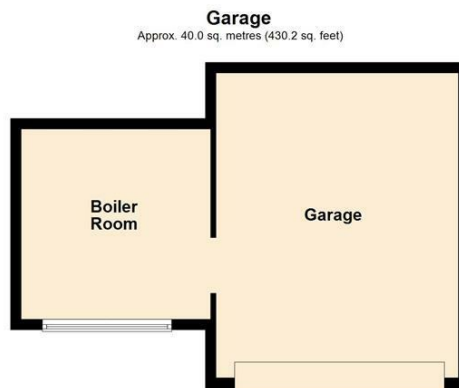


Bedroom Three

15'4" x 8'4"

A window to the side elevation, a radiator and a built in double wardrobe.





Total area: approx. 206.2 sq. metres (2219.4 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	