

# Town & Country

Estate & Letting Agents

Dean Close, Wrexham

£249,950



A light and spacious three bedroom semi-detached property situated in a highly desirable suburb of Wrexham, in an enviable position at the head of a cul-de-sac. The property benefits from UPVC double glazing throughout, along with oil fired central heating. The property comprises; entrance hall, lounge and kitchen/diner on the ground floor, with three bedrooms and bathroom on the first floor. Externally are generously sized lawned gardens to front and rear, along with a driveway and garage to front providing ample off-road parking. Benefitting from no onward chain, viewings are highly recommended!

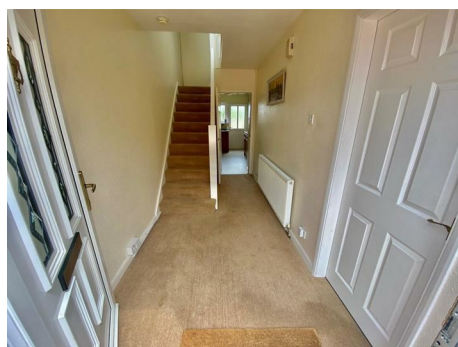
Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345



## Location

The property is located within a convenient distance of Wrexham town centre, enjoying good links to the Wrexham industrial estate and A483 bypass. There are a range of facilities and local amenities within walking distance with a frequent bus service. There are both primary and secondary schools within the catchment together with the picturesque Acton Park.



## Entrance

14'9 x 5'5

The property is entered via a UPVC double glazed door to front with panels either side, opening to an inviting entrance hall. Stairs to first floor accommodation. Radiator. Internal doors to:



## Lounge

16'4 x 12'3

Feature fireplace. Double glazed window to front. Radiator x2. Internal door to kitchen/diner.

## Kitchen/Diner

18'3 x 9'4

Fitted with a range of oak wall, base and drawer units with ample work surface space. Single resin drainer sink unit and mixer tap with tiled splashbacks. Integrated fridge and freezer. Space for a cooker, with extractor hood above. Plumbing for a washing machine and slimline dishwasher. Ventilation and housing for a dryer. Ample space for dining table and chairs. Storage cupboard with light, housing electric consumer unit. UPVC double glazed door to rear. Patio doors opening to rear garden.

## Landing

Loft access. Storage cupboard. Opaque window to side. Internal doors to:



## Bedroom One

13'1 x 10'5

Fitted wardrobe. Double glazed window to front. Radiator.



## Bedroom Two

12'8 x 10'10

Double glazed window to rear overlooking the substantial garden to rear. Radiator.



## Bedroom Three

9'10 x 7'6

Fitted double wardrobe with luggage cupboards above. Double glazed window to front. Radiator.



## Bathroom

Low level W/C. Wash hand basin with mixer tap. Wall-mounted electric Mira vanity unit. The bathroom was originally installed with a panel enclosed bath,

however this has since been removed to create a wet-room, with shower attachment. Partially tiled walls. Extractor fan. Opaque window to rear. Radiator.

## Garage

A single detached garage, brick built with power and light, having the single glazed window to the rear elevation and a timber and glazed side access door.



## Outside

The property is approached over an attractively laid brick block driveway situated to the front of the property, leading to a detached single garage. The front garden is predominantly laid to lawn. External light. Iron gate which gives access to the rear of the property. Accessed from the side of the property the rear garden has a paved patio area, a shrubbed flowerbed and a generous size lawn garden enclosed by a series of fence panels. Outside the property is situated the oil boiler along with an external light and water supply.



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## 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.

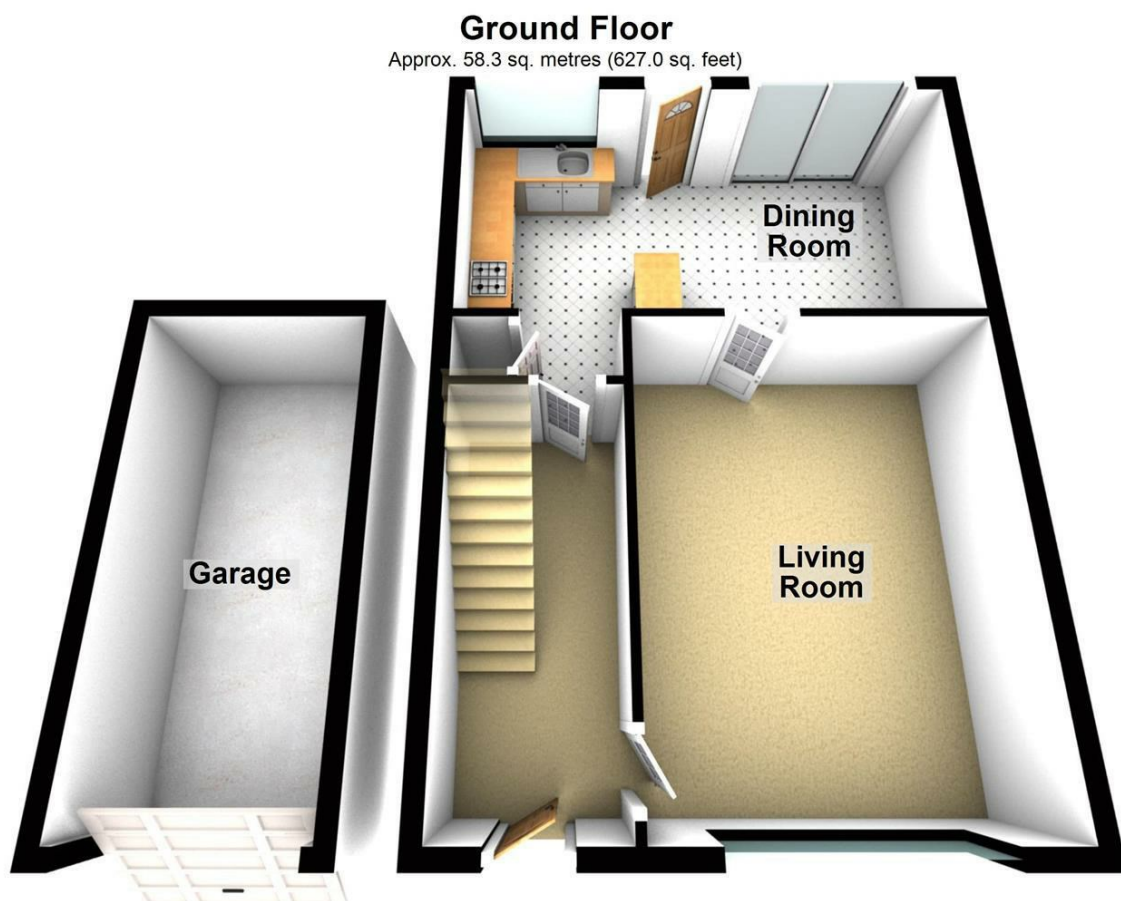
## Hours of Business (Wrexham)

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.





Total area: approx. 105.0 sq. metres (1130.2 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.