

# Town & Country

Estate & Letting Agents

Snowdon Drive, Wrexham

Offers In Excess Of £295,000



Sold with NO ONWARD CHAIN. A deceptively spacious and extended detached property, offering so much more than initially meets the eye. The property comprises; entrance hall, lounge, dining room, kitchen, shower room, study and two bedrooms on the ground floor, with two further bedrooms, shower room and separate W/C on the first floor. Externally is a brick paved driveway leading to a garage to front, with south-facing lawned gardens and patio with outhouses to rear. Viewings are highly recommended!

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TEL: 01978 291345





## Location

Situated in a popular and sought after location with easy access to Wrexham town centre facilities and the main road network for commuting to Chester city centre and the surrounding areas of employment.

## Entrance

The property is accessed via a UPVC double glazed patio door, opening to a parquet flooring. Stairs to first floor with spindle balustrades. Radiator. Doors to:



## Lounge

16'6 x 10'6

A living flame gas fire within a marble hearth and Adam style surround. Parquet flooring. Radiator. Opening to the dining room.



## Dining Room

12'0 x 10'6

Timber laminate flooring. Double glazed window to side. Radiator. UPVC double glazed

French doors opening to garden. Double glazed doors to kitchen.



## Kitchen

25'1 x 10'0

Fitted with a range of wall, base and drawer units with complimentary work surfaces. Breakfast bar. Stainless steel sink drainer unit and mixer tap with tiled splashbacks. Integrated double oven, gas hob and extractor hood above. Space and plumbing for a washing machine and dryer. Timber laminate flooring. Double glazed window to rear. Radiator. UPVC double glazed door to rear.



## Shower Room

7'1 x 6'4

Low level W/C. Wash hand basin set within a vanity unit. Shower enclosure with an electric shower. Partially panelled walls. Inset spotlights to ceiling. Airing cupboard. Heated towel rail. Opaque window to rear.

## Study

7'6 x 6'8

Covered parquet flooring. Double glazed window to side. Radiator.



## Bedroom One

14'9 x 10'6

Covered parquet flooring. Double glazed window to front. Radiator.



## Bedroom Two

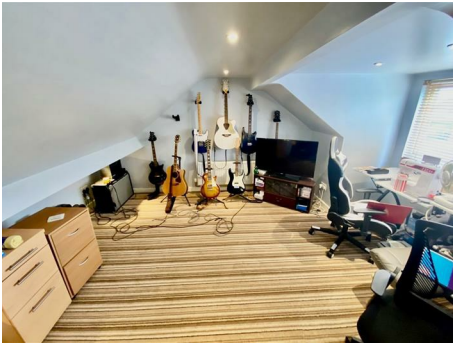
10'3 x 9'6

Covered parquet flooring. Double glazed window to front. Radiator.



## Landing

Continuation of the bannister spindle balustrades from the entrance hall. Doors to:



## Bedroom Three

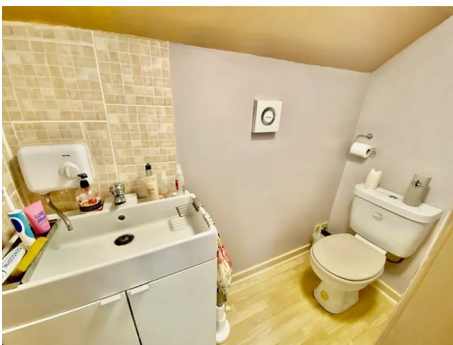
12'5 x 11'0

Double glazed dormer window to side. Radiator. (Room is of a limited height).



## Shower Room

Corner electric shower enclosure with an electric shower. Partially tiled walls.



## W/C

Low level W/C. Vanity wash hand basin. Extractor fan.



## Bedroom Four

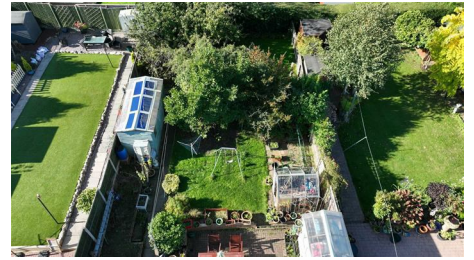
12'0 x 11'9

Inset spotlights to ceiling. Double glazed window to rear. Skylights to both sides. Radiator. (Room is of a limited height).



## Outside

A brick paved forecourt/driveway to front leading to an integral garage, providing ample off-road parking. To the rear is a good sized garden, with patio area, flowers and shrubs. Greenhouse. Three further outhouses.



## 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. Council Tax Band - F.

## 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

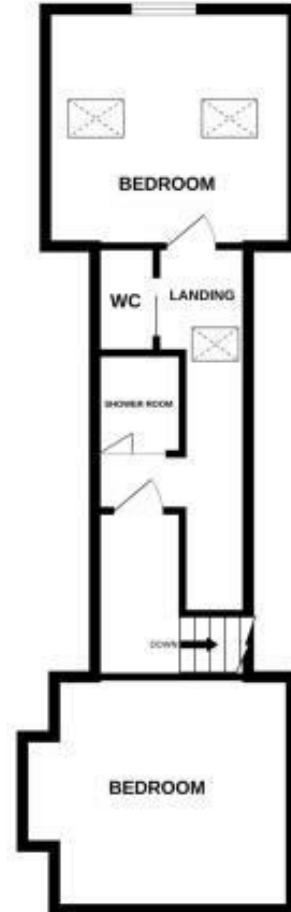
## Additional Information (Wrexham)

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.

GROUND FLOOR  
 1181 sq.ft. (109.7 sq.m.) approx.



1ST FLOOR  
 483 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 1664 sq.ft. (154.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Heringer 4/2023

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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	