

# Town & Country

Estate & Letting Agents

Rhuddlan Road, Wrexham

Offers Over £340,000



A fantastic opportunity to purchase a spacious and well presented four bedroom detached family home, situated in a popular village location. The property comprises; entrance hall, lounge, dining room, kitchen/diner, cloakroom and utility on the ground floor, with four double bedrooms, one en-suite and bathroom on the first floor. Externally is a lawned garden to front and side, with driveway leading to an integral garage providing ample off road parking. To the rear is a large lawned south-facing garden with patio area. Viewings are highly recommended!

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TEL: 01978 291345



## Entrance

UPVC door to front entrance hall. Stairs to first floor. Radiator. Doors to:



## Lounge

15'7 x 11'0

Feature fireplace to front set within marble surround and hearth. Double glazed window to front. Radiator.



## Dining Room

11'3 x 11'0

Ample space for dining table and chairs. Double glazed sliding patio doors to rear giving access to garden. Radiator.



## Kitchen/Diner

14'9 x 11'0

Spacious kitchen fitted with a stunning range of wall, base and drawer units with complimentary work surfaces. Stainless steel sink unit and drainer with mixer tap and tiled splashbacks. Integrated stainless steel Hotpoint double oven and grill. Integrated hob with extractor hood above. Integrated dishwasher. Space for fridge-freezer. Part tiled walls. Tiled flooring. Inset spotlights to ceiling. Ample space for dining table and chairs. Double glazed window to rear. Radiator.



## Utility

Fitted worksurface housing stainless steel sink unit and drainer with tiled splashbacks. Base units. Space and plumbing for washing machine. Part tiled walls. Tied flooring. Double glazed door to side. Radiator.



## Cloakroom

Low level W/C. Pedestal wash hand basin with tiled splashbacks. Radiator.

## Landing

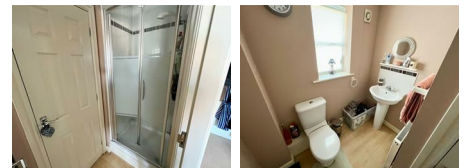
Doors to:



## Bedroom One

14'05 x 11'0

Fitted wardrobes. Double glazed bay window to front. Radiator. Door to en-suite.



## En-Suite

Low level W/C. Pedestal wash hand basin. Shower cubicle with mains shower. Opaque window to rear.



### Bedroom Two

9'7 x 9'4

Sliding mirrored wardrobe. Double glazed window to front. Radiator.



### Bedroom Three

12'0 x 8'3

Double glazed window to rear. Radiator.



### Bedroom Four

9'4 x 8'6

Double glazed window to rear. Radiator.



### Bathroom

Low level W/C. Pedestal wash hand basin. Panel enclosed bath. Separate shower enclosure with mains shower. Part tiled walls. Tiled flooring. Double glazed window to side. Radiator.

### Garage

16'7 x 8'0

Up and over door. Power and light.



### Externally

Drive and lawned area to front. Lawned and patio area to rear.

### 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.

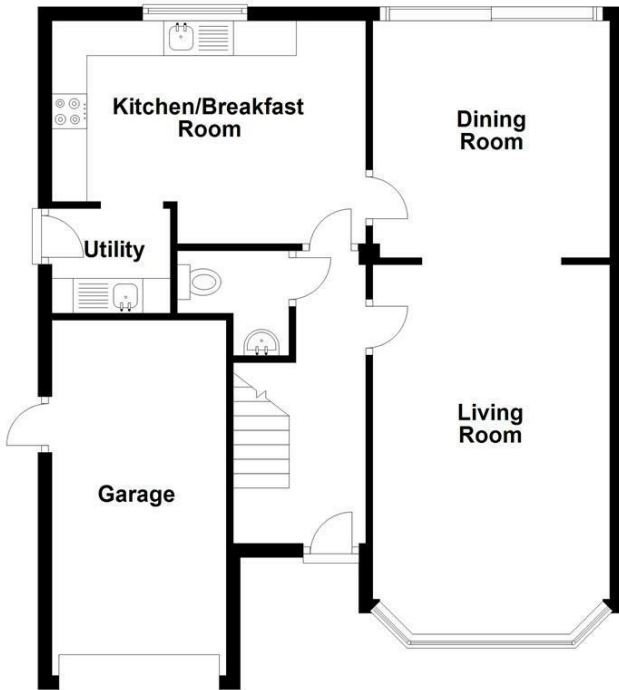
Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624  
**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

### Hours of Business (Wrexham)

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

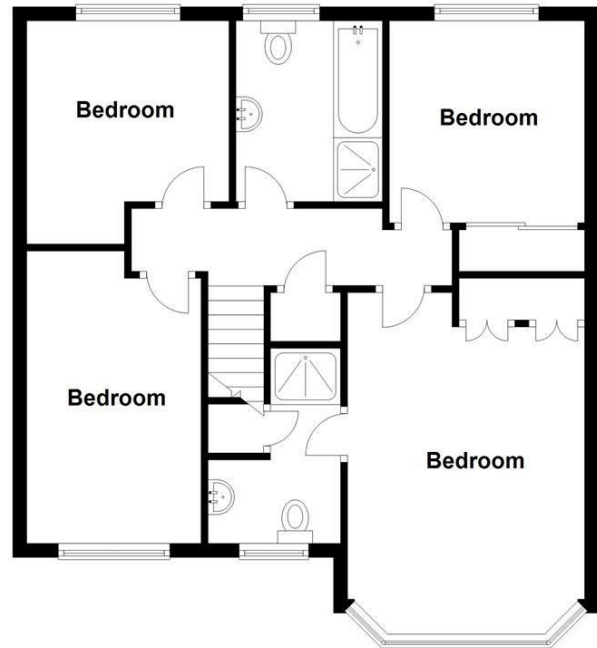
### Additional Information (Wrexham)

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.



**Ground Floor**

Approx. 68.0 sq. metres (732.3 sq. feet)



**First Floor**

Approx. 63.5 sq. metres (683.6 sq. feet)

Total area: approx. 131.5 sq. metres (1415.8 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
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		77	
(69-80) C			
(55-68) D			
(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	