

Town & Country

Estate & Letting Agents

Bloom Avenue, Wrexham

£260,000



This beautifully presented 3-bedroom detached family home with a garage holds a prime position in a popular modern development, offering stunning views of the green surroundings. It stands out as one of the largest 3-bedroom house types in the area. The private rear garden is a highlight, boasting an outdoor entertainment space with a summerhouse and covered bar. Inside, a welcoming hallway with wood effect flooring leads to a spacious lounge with French doors to the garden, a dining room, and a fitted kitchen/breakfast room with integrated appliances. The first floor features three well-proportioned bedrooms and a family bathroom. The principal bedroom offers pleasant green views, fitted wardrobes, and an en-suite shower room. Outside, a private driveway accommodates parking for three cars alongside a garage and lawned garden. The enclosed rear garden includes patio areas, a central lawn, and a summerhouse with a timber-decked surround. This property is held on a long leasehold with the balance of a 999-year lease. With its attractive features and prime location, this home offers a comfortable and stylish family living environment.

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345



Location

Bloom Avenue is ideally located within this modern residential development on the fringe of the Village of Brymbo. The Development is only a short drive from the city of Wrexham and offers an elevated picturesque setting with far reaching views, children's play area, cycle paths, walkways etc. Day to day amenities can be found locally together with the major shopping facilities etc. Within Wrexham. Good commuter routes are provided via the nearby A483 by-pass, to the major commercial and industrial centres of the region and beyond. Brymbo offers football and cricket teams and both primary and secondary schools are within the catchment area.

Directions

Directions - From the A483 By pass take the exit signposted Coedpoeth and Ruthin and continue in the direction of Coedpoeth. Take the right turn onto Heritage Way and continue up the hill passing Brymbo Cricket Club. At the roundabout take the 3rd exit onto Bloom Avenue and follow the road to the T junction, turn right, then immediately left and the property will be observed on the right being the middle property.

Hallway

The hallway boasts a timeless allure with its wood effect flooring, functional radiator, and central turned staircase. Six-panel white woodgrain effect doors lead off to various rooms, seamlessly blending classic design with modern comfort and functionality.



Cloaks/WC

Appointed with pedestal wash basin with tiled splashback, low flush WC, radiator and extractor fan.



Lounge

20'8 x 10'9

A spacious reception room features an extended wood effect flooring, a wall-mounted electric fire, and convenient UPVC double glazed French doors opening to the rear garden. Natural light streams through the UPVC double glazed window, enhancing the ambience. Two radiators ensure comfort, while a practical under stairs storage cupboard adds functionality to the space.



Dining Room

9'7 x 8'9

A UPVC double glazed window offers a pleasant view of the front garden, capturing glimpses of the lush green surroundings. A radiator provides warmth, ensuring a cozy and inviting atmosphere in the space.



Kitchen/Breakfast Room

16'10 x 7'8

The kitchen is equipped with an array of base and wall units, enhanced by tasteful work surfaces and tiled splashbacks. A stainless steel single drainer sink unit, complete with a mixer tap, is accompanied by a UPVC double glazed window that offers a view of the front garden. A four-ring gas hob, accompanied by a stainless steel oven/grill below and a pull-out extractor above, adds a stylish touch. The integration of a fridge freezer, dishwasher, and washing machine provides seamless functionality. The concealed gas-fired central heating boiler optimizes space efficiency. A convenient breakfast bar and a part-glazed external door enhance the kitchen's appeal. Radiant underfoot, the tiled flooring completes the space.



First Floor Landing

Approached via the staircase from the hallway to:

Landing

The hallway offers a passage of comfort and accessibility. A radiator ensures warmth, while a ceiling hatch grants access to the roof space. Sunlight streams in through a UPVC double glazed window, illuminating the area naturally. A door leads to an airing cupboard, housing the hot water cylinder. The hallway branches out to various rooms through elegant six-panel white woodgrain effect doors, showcasing a seamless blend of style and functionality.



Bedroom One

12'9 x 10'5

Providing a delightful view of the green, this space is enhanced by two UPVC double glazed windows. Wood effect flooring adds a touch of warmth, complemented by a radiator for comfort. The room offers ample storage with a four-door built-in wardrobe. Accessible through a six-panel white woodgrain effect door, this area creates a harmonious connection to the surroundings.

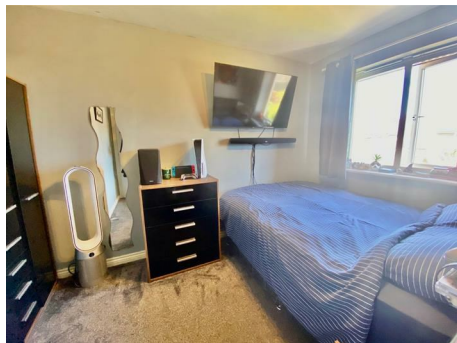


Ensuite

7'8 x 4'9

This area features a well-appointed bathroom, complete with a pedestal wash basin featuring a mixer tap, a close coupled WC, and a convenient shower cubicle. The space is tastefully adorned with

part-tiled walls, adding a touch of elegance. A radiator ensures comfort, while natural light streams in through a UPVC double glazed window. An extractor fan maintains fresh air circulation, and a shaver socket adds a practical touch to the setup.



Bedroom Two

12'0 x 9'1 max

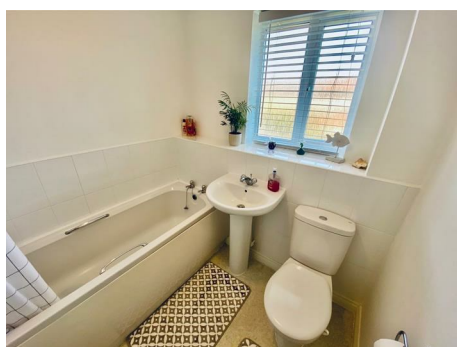
A UPVC double glazed window offers a pleasing view of the rear garden, while a radiator ensures a comfortable and inviting atmosphere in the space.



Bedroom Three

8'6 x 7'0

The room features a UPVC double glazed window that allows natural light to fill the space, accompanied by a radiator for cozy warmth. Additionally, a built-in storage cupboard offers practical functionality for your storage needs.



Family Bathroom

The bathroom is elegantly equipped with a white suite, including a close coupled WC, a pedestal wash basin with a mixer tap, and a bath with an electric shower overhead. UPVC double glazed window invites natural light, while a radiator provides comfortable warmth. The space is tastefully adorned with part tiled walls, and an extractor fan ensures proper ventilation.



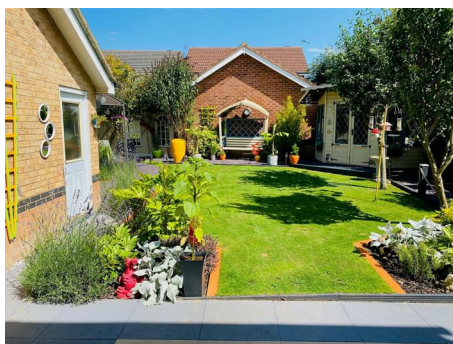
Outside

The property's entrance is accessed via a private driveway, offering parking space for up to three cars. A front lawned garden is divided by a paved pathway, bordered by charming flowerbeds and adorned with carefully selected specimen trees and plants. This inviting approach welcomes you with a blend of greenery and aesthetics.

Garage

17'9 x 8'2

The garage features a practical metal up-and-over door, providing easy access. Inside, you'll find lighting and a power socket for convenience. A part glazed external door adds versatility to the space. Additionally, there's useful eaves storage, maximizing the garage's storage potential.



Gardens

A side gate grants entry to the rear garden, a standout feature of the property. Meticulously landscaped, it offers an exceptional outdoor entertaining area. The garden boasts a generously sized paved patio that spans the width, an inviting space for gatherings. A lush lawned area complements the patio, while a charming bar with a gazebo above adds a social focal point.

Enhancing the garden's allure, a spacious summerhouse offers versatile usage. A decorative slate patio area adds a touch of sophistication. External lighting illuminates the space, allowing enjoyment even after sunset. The garden is fully enclosed, ensuring a secure family environment, and the thoughtful design guarantees a high level of privacy. This outdoor haven combines functionality, aesthetics, and safety seamlessly.



Viewings

Strictly by prior appointment with Town & Country Wrexham 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 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

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