

# Town & Country

Estate & Letting Agents

Huntsmans Corner, Wrexham

£275,000



Situated in a sought-after, family-friendly Wrexham suburb, this spacious four-bedroom detached family home is predominantly UPVC double glazed and features gas central heating. While the property requires some modernization, it holds great potential. Internally, the home offers an entrance hall with a cloakroom WC, a living room, dining room, and kitchen on the ground floor. Upstairs, the first floor landing leads to four bedrooms and a shower room.

Externally, the property boasts a brick block driveway leading to a garage, providing ample off-road parking. The low-maintenance gravel garden with raised brick planters adds charm, and a timber gated side access guides you to the overgrown yet well-established rear garden. A brick block pathway leads to an elevated patio, complemented by a central ornamental pond and a decked patio area. In summary, this property presents an opportunity to create a comfortable and inviting family home in a popular neighbourhood, offering space, potential, and convenient access to amenities.

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## Location

Nestled at 52, Huntsman Corner in Wrexham, Wales, this property enjoys a convenient and accessible location. Situated within this charming neighbourhood, residents benefit from a range of local amenities and services. With its proximity to essential facilities and the surrounding community, this address offers a comfortable and well-connected living experience in the heart of Wrexham, Wales.



## Entrance Hall

12'9" x 8'1"

The property features an entrance accessed through a UPVC double glazed front door. Upon entering, you'll find an entrance hall with stairs that lead to the first-floor rooms. There is a cupboard located beneath the staircase, offering additional storage space. From the entrance hall, there are doors that lead to various areas of the house, including the living room, kitchen, cloakroom, and a separate WC (toilet). The hallway also contains a radiator to provide heating for the space.

## Cloakroom WC

The installation includes a low-level WC, a wash hand basin, a radiator, and an opaque window facing the front elevation.



## Living Room

16'8" x 12'1"

The room features a bow window overlooking the front, with a radiator positioned below it. Additionally, there's an exposed brick flu housing a living flame gas fire.



## Dining Room

11'8" x 8'9"

Including a radiator, there is also a patio door that opens to the rear garden.



## Kitchen

14'2" x 10'4"

The kitchen boasts light wood-style cabinets with stainless steel handles, offering ample storage. The workspace features a stainless steel 1 1/2 bowl sink with a mixer tap, accompanied by a range cooker and extractor. There's room for a dishwasher, and the window

provides natural light. A radiator ensures comfort, while partially tiled walls and a ceramic floor simplify cleaning. The garage is accessible through a nearby door.



## Garage

27'3" x 8'4"

The garage features an electric roller door for easy access, along with power and lighting. It's equipped with plumbing for a washing machine. The wall-mounted Worcester gas combination boiler is also installed here. A UPVC double glazed back door connects to the rear garden, providing both convenience and a view to the outdoors.

## First Floor Landing

The upper area includes an opaque window on the side, a retractable ladder for loft access, and a built-in shelf cupboard with a radiator. Doors lead to the shower room and all four bedrooms.



## Bedroom One

12'8" x 10'8"

There's a radiator and a rear-facing window offering picturesque countryside views.



### Bedroom Two

10'4" x 9'8"

The room features a front-facing window, a radiator, and a built-in double wardrobe.



### Bedroom Three

3,9'6" x 6'4"

The third bedroom offers a rear-facing window that frames the view beautifully. A radiator ensures comfort in this inviting space.



### Bedroom Four

7'7" x 7'1"

The fourth bedroom presents practicality and comfort with its built-in wardrobe, front-facing window, and a radiator for an enjoyable living space.



### Shower room

This modern shower room is both practical and stylish. It includes a low-level W/C and a simple pedestal wash hand basin. The walls are adorned with square tiles, adding a touch of texture. A sleek stainless steel radiator adds warmth and a modern look to the room.



### Externally

Outside, a brick driveway leads to the garage and ample parking, alongside a low-maintenance gravel garden with raised planters. A gated side path guides to the rear garden with a raised patio. The overgrown garden features lawns, shrubs, a rear deck, and a central pond, offering both potential and charm for relaxation and gatherings.

### 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

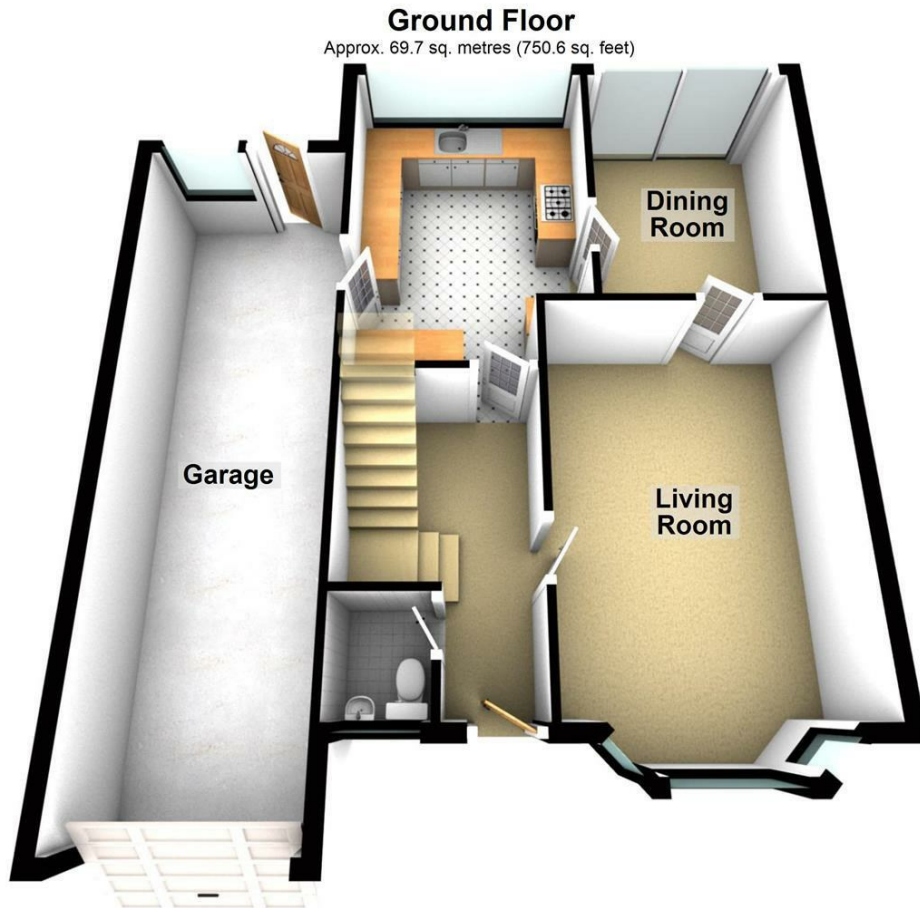
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

### Hours of Business

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

### Additional Information

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. 69.7 sq. metres (750.6 sq. feet)

Total area: approx. 118.1 sq. metres (1271.7 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	84
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	