

Town & Country

Estate & Letting Agents

Dean Road, Wrexham

£79,950



This one-bedroom first-floor apartment is situated in a sought-after suburb of Wrexham, offering affordable accommodation. The apartment boasts UPVC double glazing, gas central heating, and consists of a communal entrance hall with steps leading to the first floor. It has a private entrance to the flat, an entrance hall with a convenient walk-in store cupboard, a cosy living room featuring a living flame gas fire, a kitchen, a bedroom, and a bathroom. Additionally, there is a strip of land garden at the rear of the property. A notable advantage of this property is that it is available with no onward chain, providing a smooth transaction process for potential buyers.

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Location

Situated on Dean Road in Wrexham, this 1-bedroom apartment offers easy access to local amenities like grocery stores, eateries, and retail shops. Excellent transport links, including nearby bus stops and the Wrexham General railway station, make commuting convenient. There are various nearby schools for families with children. The location is also close to Wrexham's city centre, providing access to shopping, entertainment, and recreational facilities. Overall, it's a well-connected and convenient living space.



Entrance Hall

The entrance hall of the property is accessed through a UPVC double glazed front door. Upon entering, there is a radiator for heating, access to the loft, and internal doors leading to various areas of the home. These doors open to a walk-in store cupboard, the living room, kitchen, bedroom, and bathroom, providing easy access to different parts

of the house from the central hub of the entrance hall.

Walk in store

7'8"×2'4"

The entrance hall features a convenient walk-in store with power and lighting. Additionally, there is a window situated at the rear elevation of the store, allowing for natural light and providing a view to the outside. This functional storage space adds practicality and organization to the apartment.

Living room

11'8"×11'8"

The living room in this property is adorned with a prominent window that graces the front elevation, allowing ample natural light and a view to the outside. To keep the room warm and cosy, there is a radiator in place. The focal point of the room is a living flame gas fire, set against a stylish marble hearth and complemented by an Adams-style surround, adding both functionality and aesthetics to the space.



Kitchen

9'4"×10 feet

The kitchen is equipped with a range of white wood grain effect base and drawer units, offering ample storage space. The countertops are made of durable work surfaces, complemented by a stainless steel single drainer sink unit with a convenient mixer tap. The layout allows for the integration of a washing machine, and there are two built-in cupboards—one of which houses the recently installed Glow-worm Combi

boiler, ensuring efficient heating and hot water supply. A window in the kitchen provides a view of the rear elevation, allowing natural light to illuminate the space. Recessed downlights set within the ceiling enhance the lighting and overall ambiance of the kitchen, creating a functional and inviting cooking area.



Bedroom

10'10"×10'1"

The bedroom features a window situated on the front elevation, allowing natural light to brighten the room and providing a view of the surroundings. For climate control and warmth, there is a radiator in place, ensuring a comfortable environment within the bedroom.



Bathroom

5'5"×4'10"

The bathroom is designed with a white suite, including a panel bath equipped with an electric shower and a protective screen above for convenient bathing. Adjacent to the bath is a low-level WC

and a wash basin with a vanity unit, offering both functionality and storage. To maintain a comfortable temperature, there is a radiator placed below the basin. The walls of the bathroom are fully tiled, providing a sleek and easy-to-maintain surface. An extractor fan is installed to ensure proper ventilation within the space. Additionally, an opaque window on the rear elevation allows natural light while maintaining privacy in the bathroom.

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.

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.

