

# Town & Country

Estate & Letting Agents

Tapley Avenue, Wrexham

£185,000



This spacious three-bedroom townhouse enjoys a prime location with stunning views of Acton Park and its lake. The property is well-lit and features UPVC double glazing and efficient gas central heating throughout. The layout comprises an entrance hall, a comfortable living room, a dining area, and a well-equipped kitchen. Upstairs, there are three bedrooms, a bathroom, and a separate WC. Outside, the property boasts a generous lawn and corner plot at the front, with gated side access leading to an established rear garden, basking in a sunny south-westerly aspect. This appealing property is offered with the added advantage of no onward chain.

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## Entrance hall

9'3" x 5'5"

Upon entry through the UPVC double-glazed front door, you step into the welcoming entrance hall. This space features a radiator, providing warmth, and a staircase leading to the first floor, granting access to the accommodation on both levels. From the entrance hall, doors open into both the inviting living room and the adjacent dining room, enhancing the flow and accessibility within the property.



## Living room

17 feet x 10'5"

The living room is a spacious double aspect room, offering views through windows that face both the front and rear elevations. This setup provides ample natural light and a sense of openness. The room is equipped with a radiator for comfort and is a cozy focal point with its living flame gas fire, accented by an attractive feature marble surround.



## Dining room

9'5" x 10'1"

The dining room is a well-appointed space, featuring a window that offers views of the front elevation, allowing in natural light and providing a pleasant atmosphere. The room is equipped with a radiator, ensuring a comfortable environment for dining. Additionally, a convenient door from the dining room opens into the kitchen, facilitating easy access and a seamless flow between the two areas.



## Kitchen

12'6" x 7'5"

The kitchen is elegantly designed with cream shaker-style wall, base, and drawer units, beautifully complemented by stainless steel handles. The spacious worksurface features a stainless steel single drainer sink unit with a convenient mixer tap. Modern integrated appliances, such as a stainless steel oven, hob, extractor hood, fridge/freezer, dishwasher, and washing machine, enhance the functionality of the kitchen. The flooring is ceramic tiled, providing a sleek and easy-to-maintain surface. An under stairs storage cupboard offers practical storage solutions. A window facing the rear elevation brings in natural light, and a UPVC double-glazed door opens to the rear garden, allowing easy access and adding to the convenience and charm of the space.

## First floor landing

The first-floor landing offers access to the loft space and is illuminated by a rear-facing window. It provides entry to all three bedrooms, the bathroom, and a separate WC.



## Bedroom one

10'2" x 9'7"

Bedroom one is adorned with light maple-style wardrobes, luggage cupboards, a bedside cabinet, and a dresser, all tastefully accented by stainless steel handles. A built-in cupboard over the stairs accommodates the Worcester gas combination boiler. The room also features a radiator and a window facing the front elevation, offering captivating views of Acton Park.



## Bedroom two

12'4" x 9 feet

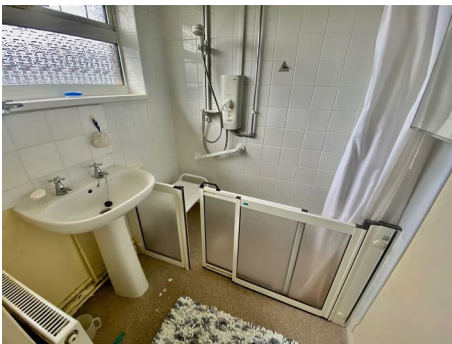
Bedroom two is equipped with a convenient built-in wardrobe and an additional storage cupboard over the stairs, providing ample space to keep belongings organized. A radiator ensures a comfortable temperature in the room. The windows facing the front elevation offer pleasant views overlooking the park, adding to the room's appeal and providing a lovely ambience.



## Bedroom three

8'8" x 7'4"

Bedroom three features a window with a view to the rear elevation, allowing natural light to fill the room. The presence of a radiator ensures a cosy ambiance. Additionally, the room includes a built-in wardrobe, offering practical storage solutions for personal belongings.



## Bathroom

5'1" x 4'10"

The bathroom has been upgraded to feature a shower enclosure with a wall-mounted electric shower, providing a modern and convenient bathing option. It also includes a pedestal wash hand basin, complemented by partially tiled walls, enhancing the aesthetic appeal. An extractor fan is in place for ventilation, and a radiator ensures a comfortable temperature. The room is illuminated by an opaque window facing the rear elevation, ensuring privacy while allowing natural light into the space.

## Separate WC

The separate WC features a low-level WC and an opaque window facing the rear. The front of the property boasts a spacious lawn garden due to its corner position, offering a great view of Acton Park and its lake. The rear garden, predominantly laid to lawn, includes mature plants, shrubs, and trees, along with three

brick outbuildings and side access. Its south-westerly orientation ensures a sunny aspect, making it a delightful outdoor space.



## 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

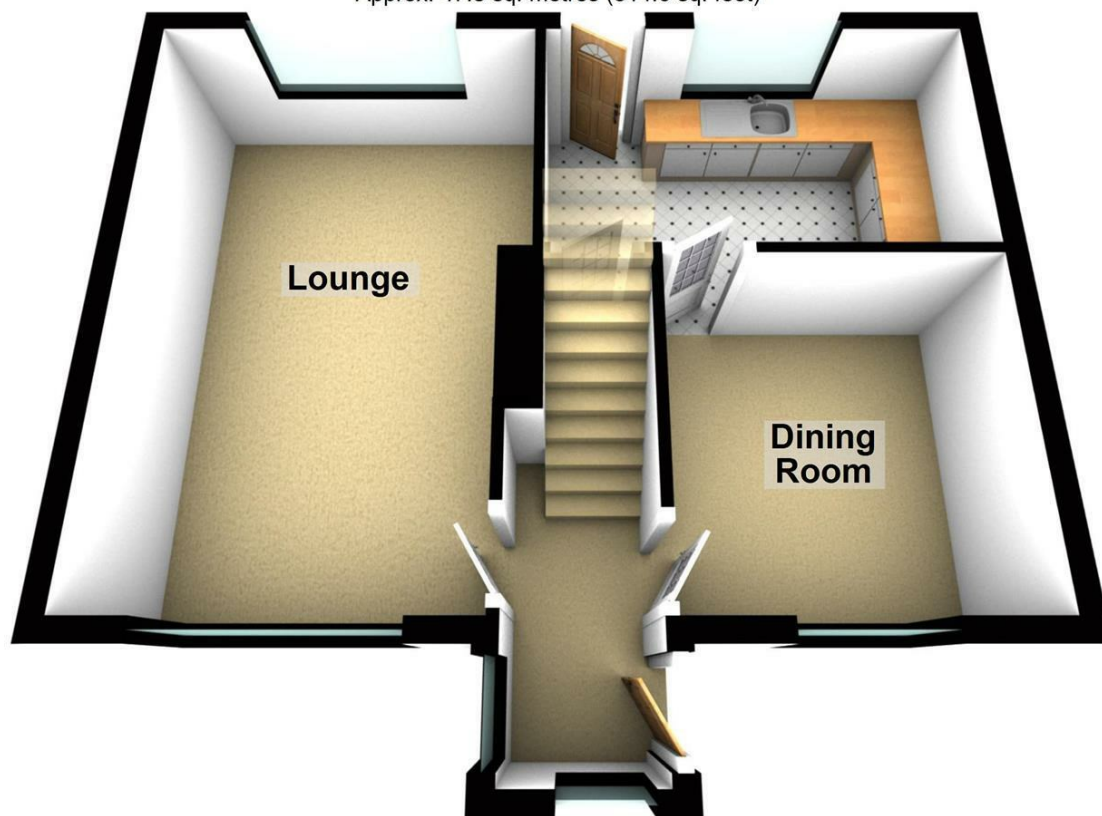
## Additional Information (Wrexham)

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. 47.8 sq. metres (514.6 sq. feet)



Total area: approx. 88.3 sq. metres (950.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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