

Town & Country

Estate & Letting Agents

Tegid Drive, Wrexham

Offers In Excess Of £280,000



This four-bedroom detached home is situated in a favourable corner location within a modern development near Wrexham. The property features a spacious interior with recent refurbishments and enhancements by the current owners. It benefits from UPVC double glazing, gas central heating via a combination boiler, and offers an open aspect over a communal green. The layout includes an entrance hall with a cloakroom WC, a living room connected to a dining room, a well-presented kitchen with a utility room, and a first-floor landing leading to a contemporary family bathroom and four bedrooms, one of which has en suite facilities. Viewing is recommended to fully appreciate the property.

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Location

This detached house is located on Tegid Drive in the welcoming neighbourhood of New Broughton, Wrexham. Offering a perfect blend of suburban tranquillity and accessibility to essential amenities, New Broughton is known for its residential appeal. The property enjoys a serene environment, providing an ideal setting for a family home. Public transportation is convenient with well-connected bus routes, enhancing connectivity to nearby areas and the wider Wrexham region. Additionally, the neighbourhood is home to reputable schools, offering quality educational opportunities for families in the area and contributing to the family-friendly atmosphere of New Broughton.



Externally front garden

The property boasts an enviable corner plot with views over a shared communal green. The front and side elevations feature a lawn and garden area. Convenient off-road parking spaces are available at the front, and a canopy porch above the front door, along with a courtesy light to the side, enhances the exterior.



Entrance Hall

11'3" x 8'9" max

The entrance hall of this property features an appealing composite leaded and double glazed front door, welcoming with its light-toned engineered flooring and a radiator. The layout provides easy access to the cloakroom, WC, kitchen, and living room through various doors. A staircase with spindle balustrades leads to the first-floor accommodation, completing the inviting introduction to the home.



Cloakroom WC

The cloakroom WC is modern and well-equipped, featuring a dual flush, low-level WC and a corner pedestal wash hand basin with a mixer tap and tiled splashbacks. Additionally, it includes a radiator and an opaque window facing the front elevation, ensuring functionality and privacy.



Living Room

16'8" x 11

The living room of the property boasts an elegant bay window facing the front elevation, complemented by engineered oak flooring and a radiator. The space seamlessly connects in an open three-way layout to the dining room. A focal point is the living flame gas fire set within a marble hearth, accented by a lightwood Adams-style surround, adding to the room's ambience.



Dining Room

10 feet 10" x 10'

The dining room features a continuation of engineered oak flooring from the living room, providing a seamless flow. It includes a radiator and a convenient patio door that opens to the rear garden's paved patio area, enhancing the indoor-outdoor connection. Additionally, this door provides access to the adjoining kitchen/breakfast room.



Kitchen

12'7" x 9 feet to inches.

The kitchen is both attractive and functional, offering an array of wall, base, and drawer units adorned with stainless steel handles. The ample worksurface space hosts a resin 1 1/2 bowl sink unit with a mixer tap and tiled splashbacks. Integrated appliances include a stainless steel oven, hob, extractor hood with a glass canopy, and a slimline dishwasher. The floor is tiled with an appealing Italian ceramic tile, complemented by recessed downlights in the ceiling. A window faces the rear elevation, and there's a convenient door opening to the utility room.



Utility Room

7'10" x 7'7"

The utility room seamlessly extends the Italian ceramic tile flooring from the kitchen and is equipped with matching base units. The work surface houses a stainless steel sink unit with a mixer tap and tiled splashbacks, accompanied by an extractor fan and radiator for convenience. The room provides a door for access to the garage, a window facing the rear elevation, and a composite double glazed back door opening to the rear garden, enhancing functionality and accessibility.

The first-floor landing

The first-floor landing provides access to the loft space and features a built-in shelved store cupboard with a radiator. From the landing, there are doors opening to all four bedrooms and the family bathroom, ensuring convenient access and organization on the upper level of the property.



Principle Bedroom

13'7" x 9'10"

The principal bedroom is highlighted by a bay window offering elevated views of the communal green aspect to the front elevation. The room is equipped with a radiator and provides access to an en suite shower room through a connecting door, enhancing privacy and comfort for the occupants.

Ensuite, Shower room

7 feet x 3'4"

The en suite shower room features a modern suite, including a dual flush, low-level WC, a pedestal wash basin with a mixer tap, and an oversized shower enclosure with a thermostatic shower. The walls are partially panelled and equipped with a chrome heated towel rail, an extractor fan, and an opaque window facing the side elevation, combining functionality and contemporary design.



Bedroom two

9'7" x 9'3"

Bedroom two is equipped with a window facing the rear elevation, ensuring natural light. The room features a radiator and includes fitted double wardrobes with sliding mirror-fronted doors, providing ample storage space and a modern touch to the room.



Bedroom three

10'4" x 6'9"

Bedroom four enjoys a window with views to the front elevation,

providing natural light. The room includes a radiator and is fitted with double wardrobes featuring mirror-fronted sliding doors, offering convenient storage and a contemporary aesthetic.



Bedroom four

8'6" x 9'10"

Bedroom four offers a window facing the front elevation, allowing in natural light. The room includes a radiator and is fitted with double wardrobes featuring mirror-fronted sliding doors, providing ample storage space and a modern aesthetic.



Family Bathroom

7'4" x 5'6"

The family bathroom boasts a contemporary white suite, featuring a P-shaped panelled bath with a mixer tap and an overhead thermostatic shower, complete with a glass protective screen. It also includes a dual flush, low-level WC, a wash hand basin with a mixer tap and a vanity unit below. Adding to its modern design are an anthracite heated towel rail, ceramic tiled floor, and fully tiled walls. Recessed downlights and an extractor fan are set within the ceiling, while a window faces the side elevation, enhancing the bathroom's functionality and aesthetics.



Externally rear garden

The beautifully presented rear garden enjoys a predominantly southerly facing aspect. It features timber gated side access leading to a paved patio area with a slate chip border and an established

lawn, complemented by a well-stocked shrubbed flower bed. The garden is equipped with an external water supply and enclosed by timber fence panels, providing privacy and a charming outdoor space.



Garage

15'10" x 7'9"

The garage can be accessed either through the utility room or via an up-and-over garage door. It features loft storage above, power and lighting, and accommodates the wall-mounted gas boiler, combining functionality and practicality for the residents.

Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.

Mortgage Advice (Wrexham)

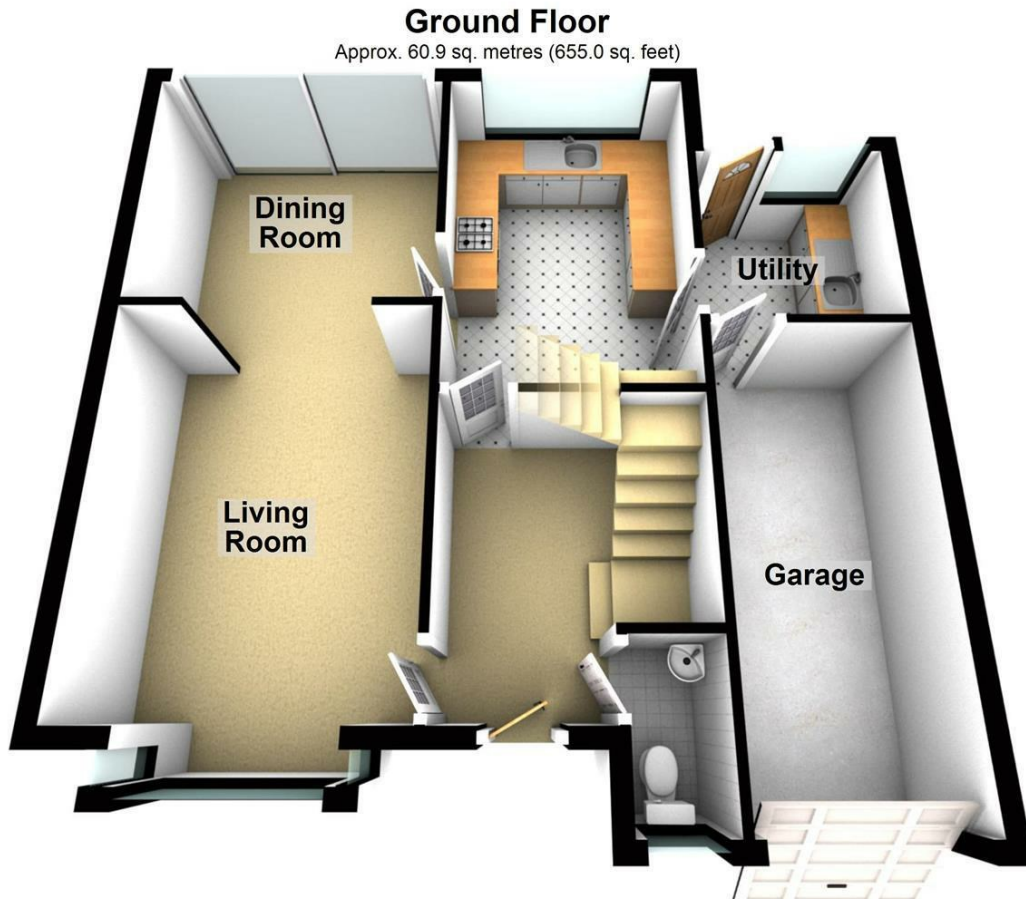
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies 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.



Total area: approx. 107.7 sq. metres (1159.4 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) A			89
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	