

# Town & Country

Estate & Letting Agents

Carden Park Way,

£299,950



An excellent opportunity to purchase a spacious three bedroom detached property situated in a popular and sought after location. The property comprises; entrance hall, lounge, kitchen and cloakroom on the ground floor, with three bedrooms and bathroom on the first floor. Externally are lawned gardens to front and rear along with a garage providing ample off road parking. The property is also fitted with solar panels coming with their own benefits. Viewings are highly recommended!

Imperial Buildings, King Street, Wrexham, LL11 1HE  
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**TEL: 01978 291345**



## Additional Information

The vendor informs us that the solar panel's at the property generate an income of approximately £1,500 per year.

CCTV camera's have been installed.

## Hall

UPVC double glazed door to front entrance hall. Radiator. Doors to:

## Cloakroom

Low level W/C. Wash hand basin with tiled splashbacks. Double glazed window to side and rear. Radiator.



## Lounge

15'1" x 11'3"

LED dimming lights. Double glazed window to front. Radiator.



## Kitchen

18'7" x 9'1"

Fitted with a range of wall, base and drawer units with complementary work surfaces. Stainless steel sink unit and drainer. Integrated oven with four ring gas hob and extractor hood above. Wall-mounted boiler. Tiled flooring. Double glazed window to rear. Radiator. Bi-folding door to conservatory.



## Conservatory

15'8" x 11'11"

A stunning conservatory comprising solid wood flooring. Double glazed French doors to rear.

## Landing

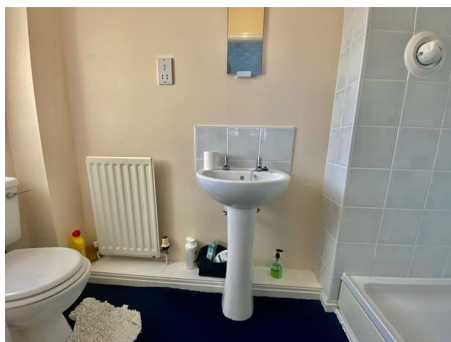
Double glazed window to side. Doors to:



## Bedroom One

10'2" x 12'2"

Double glazed window to front. Radiator. Door to en-suite.



## En Suite

Low level W/C. Wash hand basin. Walk-in shower cubicle. Tiled splashback. Double glazed window to side. Radiator.



## Bedroom Two

9'4" x 11'9"

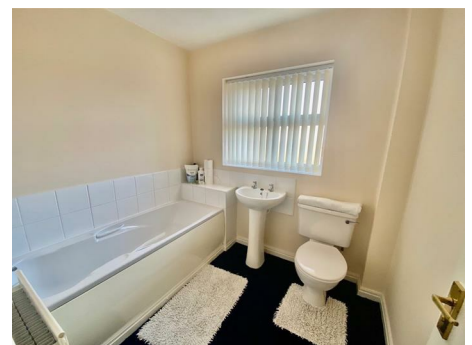
Double glazed window to rear with far reaching outlook. Radiator.



## Bedroom Three

7'1" x 7'11"

Double glazed window to rear. Radiator.



## Bathroom

Low level W/C. Wash hand basin. Panel enclosed bath. Double glazed window to front. Radiator.

## Garage

Electric door. Power and lighting.



## Outside

To the front of the property is a driveway which provides ample off road parking for two vehicles, lawned garden to side. To the rear of the property are two storage sheds and access to the front garden.

## Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN & COUNTRY I.E.A. ON WREXHAM 291345.

## To Make an Offer

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 the appliances listed in the particulars.

## Mortgage Advice

Town and Country Property Services 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 - 8.30 am - 5.30 pm

Saturday - 9.00 am - 4.00 pm

Sunday - CLOSED

## 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.

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.

