

# Town & Country

Estate & Letting Agents

Fern Close, Wrexham

£475,000



Located within the semi-rural and sought-after village of Cross Lanes at the head of a cul-de-sac is this light and spacious detached family home. Benefitting from no onward chain along with double glazing and gas central heating, along with a newly installed boiler and cavity wall insulation, this property needs to be viewed to be appreciated. In brief, the internal accommodation comprises an inviting entrance hall, cloakroom, W/C, lounge, sitting room, kitchen/diner, utility room on the ground floor, with the first floor landing giving access to three bedrooms, one with a dressing room and en-suite, and a family bathroom. On the second floor is another two bedrooms and cloakroom W/C. Externally the front of the property benefits from ample off-road parking for several vehicles, with a detached garage. The rear garden can be accessed from either side of the property, being predominantly laid to lawn with decked and brick block patio areas which enjoy a lovely sunny southerly aspect. Viewings are highly recommended!

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## Location

Cross Lanes is a semi-rural village situated approximately four miles to the centre of Wrexham that benefits from stunning countryside, as well as convenient access to road links via the A525 to the Wrexham Industrial Estate and beyond. Cross Lanes has a wide variety of shops, village pubs and other local amenities available in the popular village of Bangor on Dee nearby.



## Entrance

17'9 x 9'7

The property is entered via a timber panel door to front opening to the entrance hall. Timber laminate flooring. Stairs to first floor with ornate balustrades. Oak veneer doors to:

## Cloakroom

Low level W/C. Pedestal wash hand basin. Timber laminate flooring. Tiled splashbacks. Inset spotlights to ceiling. Double glazed window to side.



## Lounge

22'0 x 12'5

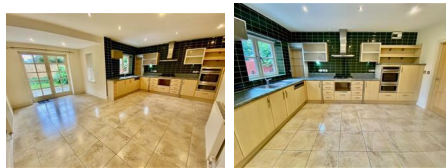
A very spacious lounge featuring a living flame gas fire set within a marble hearth and an ornate composite Adams style surround. Timber laminate flooring. Double glazed window to front and rear. Radiator x2.



## Sitting Room

12'1 x 11'6

Timber laminate flooring. Sash window to front. Radiator.



## Kitchen/Diner

18'10 x 17'1

Fitted with a range of maple style wall, base and drawer units with complimentary work surfaces. One and a half bowl sink unit with mixer tap. Integrated stainless steel oven, gas hob and extractor hood above. Integrated dishwasher. Integrated fridge and separate integrated freezer. Ceramic tiled flooring. French doors to patio area. Double glazed window to rear. Double glazed window to both sides. Radiator x2.

## Utility Room

9'5 x 5'1

Fitted with wall and base units matching those in the kitchen. Stainless steel sink unit. Ceramic tiled flooring. Wall-mounted Worcester boiler. Double glazed door to rear. Radiator.

## Landing

A good sized landing with a large dormer window to front. Radiator. Hot water tank cupboard. Stairs to second floor. Doors to:



## Bedroom One

13'7 x 11'7

Inset spotlights to ceiling. Double glazed window to front. Radiator. Entrance to dressing room.



## Dressing Room

7'9 x 6'5

Installed with two sets of floor-to-ceiling double wardrobes. Dressing table. Opening to the en-suite.



## En-Suite

9'10 x 8'5

Low level W/C. Pedestal wash hand basin. Panel enclosed bath with mixer tap. Double shower enclosure with thermostatic shower. Partially tiled walls. Ceramic style tiled flooring. Inset spotlights. Extractor fan. Double glazed window to rear. Radiator.



### Bedroom Two

12'7 x 11'8

Double glazed window to rear. Radiator.



### Bedroom Four

14'4 x 12'8

Inset spotlights to ceiling. Double glazed window to side. Velux window to rear. Radiator.



### Bedroom Three

10'8 x 9'5

Range of floor-to-ceiling wardrobes with sliding doors. Double glazed window to front. Radiator.



### Bedroom Five

14'4 x 9'0

Inset spotlights to ceiling. Double glazed window to side. Velux window to rear. Radiator.



### Bathroom

9'0 x 7'10

Low level W/C. Pedestal wash hand basin. Panel enclosed bath with mixer tap. Oversized shower enclosure with thermostatic shower. Partially tiled walls. Ceramic styled tiled flooring. Heated airing cupboard. Inset spotlights to ceiling. Extractor fan. Double glazed window to rear. Radiator.

### Second Floor Landing

Storage cupboard. Doors to:



### Cloakroom W/C

Low level W/C. Wash hand basin with splashback tiling. Inset spotlights to ceiling. Velux window to front. Radiator.



### Outside

Ample off road parking situated to the front of a double garage. Shrub garden with access to side of property via a timber gate. Storm porch with light over front door.

The rear garden is accessed via either side of the property through timber gates and paved pathways, leading to predominantly laid-to-lawn garden with brick-block patio area. External lighting and water supply. Enclosed via a combination of hedging and fence panelling.

### Garage

18'8 x 18'0

Accessed via a double up-and-over door with a pedestrian side access. Power and light with pitched storage. Window to side.

### 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.

