

# Town & Country

Estate & Letting Agents

Bridge Court, Wrexham

No Onward Chain £265,000



A rare opportunity to purchase a detached three bedroom property situated in a small cul-de-sac of similar homes at the heart of this highly desirable and picturesque village. The property, requiring a degree of modernisation but benefitting from double glazing and gas central heating comprises; entrance and reception hall, lounge, dining room, kitchen and utility on the ground floor, with three bedrooms, the second of which has an en-suite and bathroom on the first floor. Externally to the front of the property is off-road parking leading to a single garage alongside a predominantly lawned garden. Timber gated access leads to the lawn and rear garden with a paved patio area, enclosed by a combination of sand stone walling and timber fence panelling. This property is available in the benefits of no onward chain.

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## Entrance

The property is accessed via a double glazed door to front opening to the entrance hall. Quarry tiled flooring. Second UPVC double glazed door to the reception hall. Stairs to the first floor. Radiator. Doors to:



## Lounge

13'2 x 11'8

Featuring a living flame gas fire set within an Adam style surround. Double glazed window to front. Radiator. Door to the kitchen, and an arched doorway to the dining area.



## Dining Room

8'5 x 7'10

Serving hatch from the kitchen. Patio door opening to rear garden. Radiator.

## Kitchen

10'5 x 8'1

Fitted with a range of wall, base and drawer units with complementary work surfaces. One and a half bowl sink unit with mixer tap. Integrated stainless steel

oven, hob and extractor hood above. Integrated dishwasher. Understairs storage cupboard. Partially tiled walls. Double glazed window to rear. Door to the utility room.

## Utility Room

8'1 x 4'6

Fitted wall units with work surface above. Space and plumbing for a washing machine. Wall-mounted gas combination boiler. UPVC double glazed door to rear garden.

## Landing

Doors to:



## Bedroom One

15'2 x 11'2

Fitted with a range of wardrobes and a built-in cupboard over the bulkhead. Double glazed window to front x2. Radiator.



## Bedroom Two

8'10 x 8'2

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



## En-Suite

7'9 x 7'6

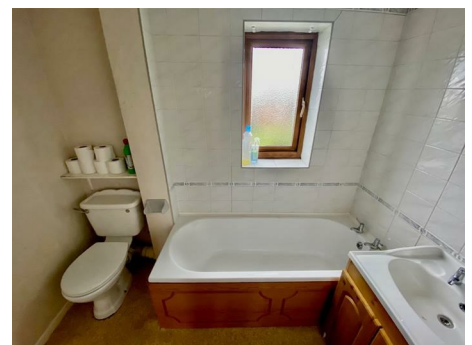
Installed with a pedestal wash hand basin. Electric shower. Radiator. Extractor fan. There is restricted headspace.



## Bedroom Three

10'3 x 7'0

Loft access. Double glazed window to rear. Radiator.



## Bathroom

7'9 x 5'0

Low level W/C. Vanity wash hand basin. Panel enclosed bath. Partially tiled

walls. Double glazed window to rear.  
Radiator.

## Garage

Up and over door. Power and light.



## Outside

Sitting within a quiet cul-de-sac, the property is approached over concrete off-road parking, sitting to the front of a single garage alongside predominantly lawns and shrub garden. Timber gated side access leads to the rear garden.

The rear garden is predominantly laid to lawn with fruit trees are paved patio area, featuring an external light and water supply, a timber shed and enclosed by a combination of sandstone, rolling and timber fence panels.

## 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.**

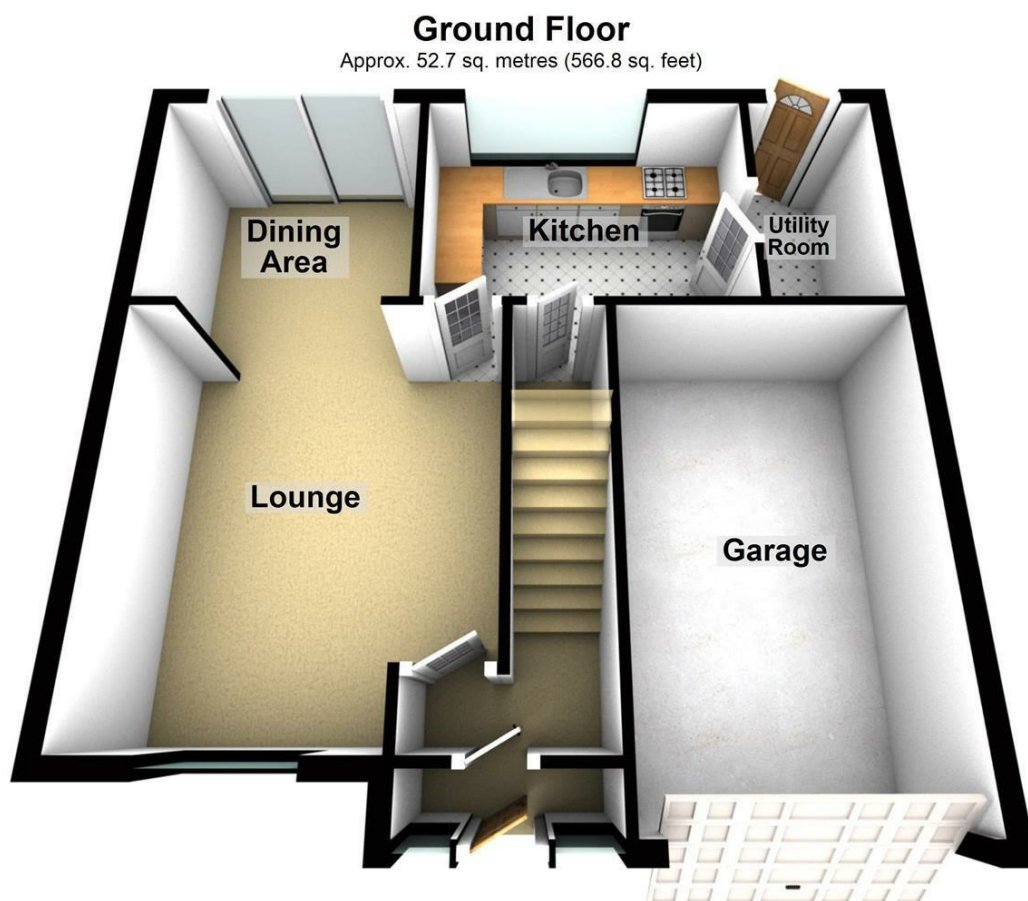
## Hours of Business (Wrexham)

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(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	

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.