

Town & Country

Estate & Letting Agents

Thornleigh Drive, Wrexham

Offers In The Region Of



Located in the heart of this desirable and family friendly village with access to excellent schooling, village amenities and local motorway network. This three bedroom detached and extended home benefits from gas central heating, predominantly UPVC double glazing. In brief accommodation comprises an entrance hall, living room with an arched throughway to the dining area, a sitting room, kitchen/dining room and a first floor landing offering access to three well-proportioned bedrooms and a four piece bathroom suite. externally to the front of the property are twin off-road parking spaces to the front of a garage alongside a shrub garden with timber access leading to the rear of the property. The rear of the property features an external power and water supply is lawned and shrub and also has an artificial lawn area with patios to both front and rear elevations.

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Externally Front

To the front of the property are twin off-road parking spaces in front of the single garage and timber gated side access to the rear of the property. The front garden is a combination of gravelled and slate chip bed with well stocked with plants and shrubs.

Entrance Hall

5'9" x 3'2"

The property is entered through an aluminium double glazed front door, which opens to a full length aluminium double glazed window to the side elevation, timber laminate flooring, a radiator and a glazed internal door, which opens to the living room.



Lounge

14'2" x 11'5"

Having a UPVC double glazed window facing the front elevation with a radiator below and featuring a living flame gas fire on a marble hearth with tiled back and Adam style surround. An arched throughway leads to the dining area and door off opens to the stairwell.



Dining Area

8'6" x 6'9"

With a radiator and doors off, opening to the sitting room and to the kitchen/breakfast room.



Sitting Room

11' x 9'6"

With a radiator, under stairs storage space, timber frame double glazed sealed unit French doors opening to the rear garden.



Kitchen/Dining Rooms

12'2" x 11'5"

The kitchen is fitted with a range of attractive shaker style wall, base and drawer units, complimented by stainless steel handles and wall mounted display cabinets. Wood effect work surfaces house stainless steel one and a half bowl sink unit with a mixer tap and tiled splashback. Integrated appliances include;

stainless steel double oven, gas hob with extractor hood above, dishwasher, washing machine, and freezer. The flooring is timber laminate with a radiator, a UPVC double glazed window facing the rear elevation and an aluminium double glazed door opening to the rear garden.

Garage

16' x 7'8"

Accessed by an up and over garage door or side access through a timber and glazed side door with power and light.



First Floor Landing

Turn staircase with banister and spindle balustrades, rises to the first floor landing with a window to the side elevation, a radiator, access to the loft with retractable ladder and doors off to the family bathroom and all three generous sized bedrooms.



Bathroom

9'1" x 7'1" max

The bathroom is installed with a modern white four piece suite, comprising a panel bath with mixer tap, a dual flush low level WC, a hand wash basin with mixer tap and vanity unit below, a corner shower enclosure with electric shower, the floor is ceramic tiled, the walls partially tiled with a radiator and an opaque window face the side and elevations.



Bedroom One

11'1" x 8'9"

With timber laminate flooring, a window to the front elevation with a radiator below and fitted with a range of sliding door wardrobes with mirror inserts.



Bedroom Two

10'6" x 7'7"

Having timber laminate flooring, airing cupboard and radiator, a range of fitted wardrobes with sliding doors and a mirror insert and a window facing the rear elevation, framing views over the rooftops of Marford.



Bedroom Three

8'10" x 8'6"

Also with timber laminate flooring and fitted with a range of units, incorporating wardrobes drawers, luggage cupboards and bedside

cabinet, a window is the front elevation with a radiator below.



Rear Garden

With timber gated side access past a gravelled storage area with a timber shed through a further timber gate opening to the rear garden with a patio area outside the kitchen and sitting room doors, a low maintenance, artificial lawn, a further lawn and shrub garden with patio area to the rear. The garden is enclosed by timber fence panels and has external water supply, power and lighting.

Services

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

Viewings

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

To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

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),

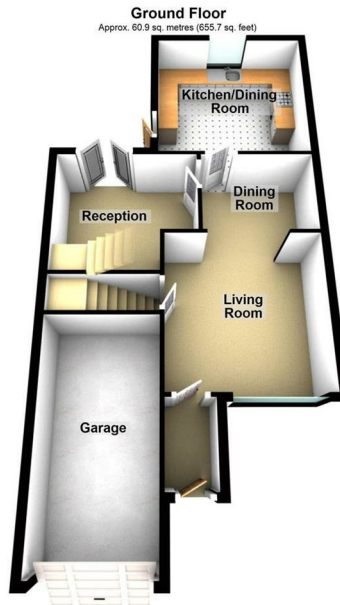
and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

Mortgage Advice

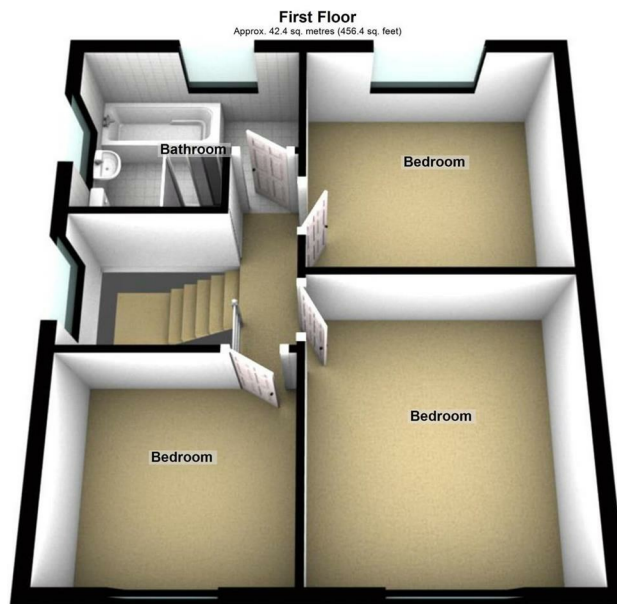
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies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



Total area: approx. 103.3 sq. metres (1112.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		61	
(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 most 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.