

Town & Country

Estate & Letting Agents

Maes Glyndwr, Wrexham

Offers In Excess Of £300,000



Forming part of a new development within easy access of the city centre, the Plas Coch retail park, local motorway networks and a variety of other amenities.

This beautifully presented detached family home needs to be viewed to be fully appreciated. With the benefit of gas central heating and UPVC double glazing. In brief, the property itself comprises an entrance hall with cloakroom WC, a generous sized living room with doors opening to an open plan, kitchen/dining/sitting room fitted with a range of modern kitchen units with UPVC double glazed French doors opening to the rear garden. The first-floor landing offers access to the family bathroom and to all three bedrooms, the principle of which enjoys ensuite facilities. Externally, to the front of the property is a small lawn garden with a driveway along the side, leading to a single garage. The rear garden is of a generous size with a paved patio area, laid to lawn with a shrub garden to the rear enclosed by fence panelling.

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Externally Front

With a driveway leading to the single garage and a lawn garden with paved pathway, leading to the front door with its canopy porch, external light and water supply.

Entrance Hall

Composite double glazed front door opens to an entrance hall with a fitted doormat, radiator, a window to the side elevation, recessed downlights set within the ceiling and doors opening to the living room and cloakroom WC.



Cloakroom W.C

6'3" x 3'2"

Installed with a dual flush low-level WC along with a corner pedestal hand wash basin with tiled splashback, a radiator and window facing the front elevation along with an extractor fan.



Lounge

19'7" x 12'3" max

A light and spacious living room with a radiator and a window facing the front elevation. Glazed double doors leading through to the open plan, kitchen/diner/sitting room.



Kitchen/dining/family Room

17'4" x 15'4"

A beautiful room with a range of attractive wall, base and draw units, ample work surface space incorporating a breakfast bar houses one and a half bowl sink unit with adjustable mixer tap. Integrated appliances include a stainless steel oven hob and extractor hood along with a fridge freezer, dishwasher and washing machine. The room has Karndean flooring throughout with a radiator, under stairs storage cupboard, recessed downlights set within the ceiling along with three skylights and doors opening to the rear gardens paved patio area



First Floor Landing

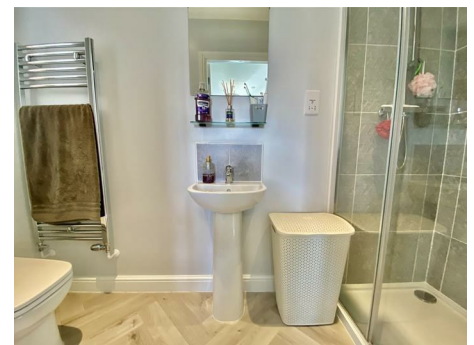
With a window, facing the side elevation, radiator, access to the loft and to an over stairs storage cupboard along with doors off opening to all three bedrooms and the family bathroom.



Bedroom One

12'1" x 8'9"

Fitted floor to ceiling sliding door mirror fronted wardrobes, along with bedside cabinets, with the window facing the front elevation, radiator and internal door opening to the ensuite shower room.



Ensuite Shower

Featuring an oversized shower enclosure with thermostatic shower, flush low level WC, a pedestal hand wash basin with mixer tap and

chrome heated towel rail. The walls are partially tiled and opaque window faces the side elevation and set within the ceiling are recessed downlights.



Bedroom Two

9'10" x 8'7"

Also fitted with the floor to ceiling sliding door mirror fronted wardrobe with a bedside cabinet and chest of drawers. A window faces the rear elevation with a radiator below.



Bedroom Three

8' x 5'9"

Window to the front elevation, radiator.



Bathroom

6'2" x 5'10"

A beautiful contemporary bathroom suite installed with a panel bath with mixer tap and

thermostatic shower and protective glass screen above, a dual flush low level WC, a pedestal hand wash basin and chrome heated towel rail. The walls are partially tiled with an extractor fan set within the ceiling and then opaque window facing the rear elevation.

Garage

16'9" x 8'5"

Accessed from the front by an open over garage door, or from the rear via a UPVC door from the rear garden, having power and light and access to the loft storage area above.



Rear Garden

A generous sized rear garden enclosed by fencing with a large pave patio area. Lawn, shrub borders to the rear, outside water supply and lighting and access door to the garage.

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.

Mortgage Advice

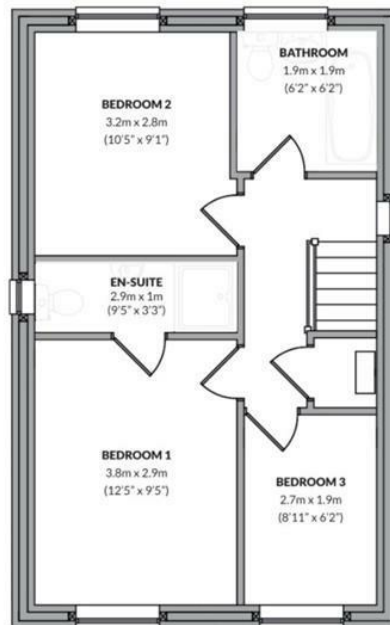
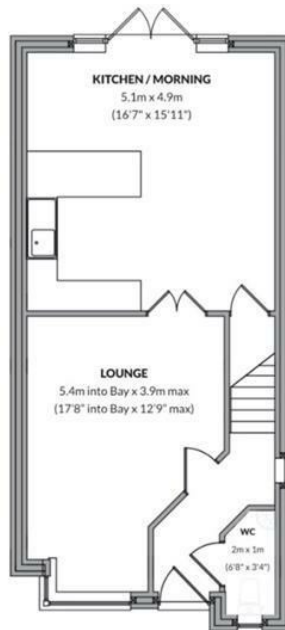
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies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

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 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(69-80) C			
(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	