

Town & Country

Estate & Letting Agents

Pendwll Road, Wrexham

£399,950



Located on an adopted road in a quiet location this well presented, light and spacious four bedroom detached family home enjoys the benefits of UPVC double glazing, gas central heating. Accommodation, in brief comprises an entrance hall with double doors opening to a generous sized living room, sitting room, family kitchen, dining room and conservatory. The first-floor landing offers access to a spacious bathroom and four double bedrooms. Externally to the front of the property is brick block off-road parking with a pathway, dissecting a predominantly lawn garden leading to the front door and gated side access leads to a rear garden which is low maintenance, being predominantly paved with a raised paved brick block patio area and gravelled and shrub garden. The back garden to the rear rises to a smaller elevated area where the rear boundary lies.

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Externally Front

To the front of the property is ample brick block off-road parking and a brick block pathway splits a predominantly lawned garden and leads to the front door alongside which is a Victorian style Street lamp and a courtesy light to the side of the front door. Iron gated side access leads to the rear garden.



Entrance Hall

22'4 x 5'7

The property is entered through a leaded double glazed front door, which opens to porcelain tiled flooring and anthracite Column style radiator. Stairs off rise to the first floor accommodation with the spindle balustrades and storage cupboard below a further door opens to the kitchen and double doors to the living room.



Living Room

23'7 x 12'1

With a bay window to the front elevation, a second window to the side Elevation, oak flooring and featuring a living flame gas fire with a feature marble surround.



Kitchen

15'3 x 11'5

The kitchen is installed with an array of gloss fronted contemporary wall, base and drawer units. Ample work surface space houses a resin single drainer sink unit with mixer tap. There is space for a range style cooker with an extractor hood above, space and plumbing for a washing machine and an American style fridge freezer. Anthracite column style radiator, porcelain tiled flooring, partially tiled walls, two windows facing the rear elevation and a double-glazed composite door opening to the side of the property. Mounted on the wall in the kitchen is a recently installed gas Worcester boiler.



Cloakroom WC

Installed with a low-level WC and wash hand basin, chrome heated towel rail. Fully tiled walls and extractor fan.



Sitting Room

19'2 x 9'2

Having a window facing the front elevation with a radiator below and oak flooring.



Dining Room

12'1 x 11'6

With a continuation of the porcelain tile flooring from the kitchen and having a radiator along with glazed double glazed double doors opening to the conservatory.



Conservatory

11'3" x 11'1

Constructed of a low level brick with a UPVC double glazed frame and door opening to the rear garden, ceramic tiled flooring and a radiator.



First Floor

With a continuation of the banister and spindle balustrade from the entrance hall, having an arched window to the front elevation and doors off, opening to the family bathroom and to all four bedrooms.



Bedroom One

12'2 x 11'1

having a window facing the front elevation with an anthracite column style radiator below.



Bedroom Four

12'5 x 9'2

With a window to the rear elevation with anthracite radiator below.



Rear Garden

The low maintenance rear garden comprising a large paved patio with a step up to a further elevated paved and brick block patio area with slate chip and shrub garden beyond, and a plot that extends up the bank and through the woodland to the top of the hill where the boundary of the property lies. The rear garden has Iron gated side access External lighting in the water supply along with a large outbuilding with power and light and single glazed windows, looking out to the rear garden



Bedroom Two

14'8 x 9'3 max

With a window to the rear elevation and anthracite column style radiator below.



Bathroom

12' x 6'3

The bathroom is installed with a four piece suite, comprising a corner bath with mixer tap and handheld shower extension, corner double shower enclosure with electric shower, a low-level WC, vanity unit with a wash hand basin, a chrome heated towel rail with fully tiled walls and extractor fan, ceramic tiled floor and opaque window facing the side elevation along with a built in shelved linen cupboard.



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.

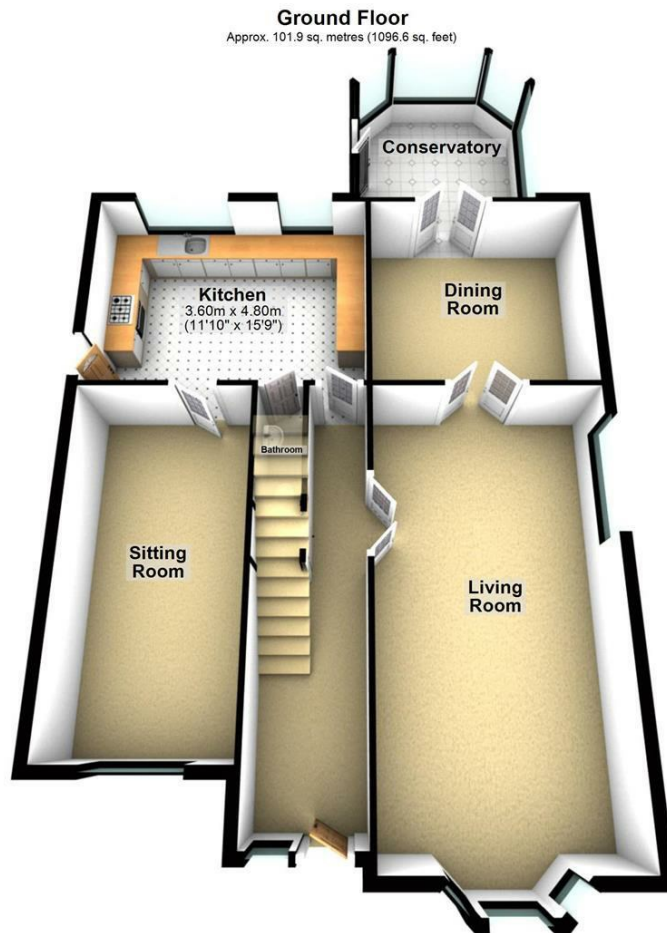


Bedroom Three

14' x 9'6

Having a window to the front elevation with anthracite radiator below.





Total area: approx. 172.0 sq. metres (1850.9 sq. feet)

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			
(81-91) B		75	82
(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	