

# Town & Country

Estate & Letting Agents

Church Road, Overton

£289,950



Located at the heart of this highly desirable village. This character, three bedroom property boasts so much more than initially meets the eye, benefiting from UPVC double glazing and gas central heating. The property itself comprises a living room, and a separate dining room, both with exposed beams and feature brickwork fireplaces, kitchen with a utility and shower room off along with the conservatory. The first-floor landing offers access to all three bedrooms, and to a wet room. Externally, to the front of the property are iron railings and an iron gate which open to a small gravel forecourt which lead to both the front door and along the side of the property to the rear garden. The rear garden is predominantly laid to lawn with well stocked gravelled and shrubbed beds, along with a substantial timber shed, a greenhouse and double iron gates that open to gravel off-road parking situated to the front of a detached garage. This property is available with a benefit of no onward chain.

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### Externally Front

An iron gate positioned alongside railings opens to a pathway leading past a gravelled forecourt to the front door and along the side of the property through a further iron gate to the rear garden.



### Lounge

12'4 x 12'6

The property is entered through a lead double glazed UPVC front door, which opens to a lovely cottage style living room with exposed beam set within the ceiling, a radiator, a window facing the front elevation with an open thoroughway to the dining room, and featuring an exposed brick fireplace with tiled hearth.



### Dining Room

22'1 x 9'6

Again with exposed beam set within the ceiling

and opaque window facing the rear elevation, a radiator, a glazed door opening to the kitchen with stairs off featuring spindle balustrades rising to the first floor accommodation and again featuring an exposed brick fireplace.



### Kitchen

11'6 x 10'10

The kitchen is fitted with a range of limed oak wall, base and draw units. Ample work surface housing a stainless steel one and a half bowl sink unit with mixer tap and tiled splashback and incorporating a breakfast bar. Space for a cooker with extractor hood above. Space for base level. dishwasher, fridge and freezer, a ceramic tiled floor with recessed downlights set within the ceiling and a glazed door off opening to the conservatory.

### Utility

5'7 x 4'7

With a all mounted combination boiler, space and plumbing for a dryer and washing machine, respectively, a ceramic tiled floor, extractor fan and a door off opening to the shower room.

### Shower Room

Installed with a three-piece suite, comprising a corner shower enclosure with electric shower, a low level WC and pedestal hand wash basin, a ceramic tile floor, partially tiled walls, radiator and opaque window facing the rear elevation.



### Conservatory

10'1 x 9'6

A UPVC double glazed conservatory with a ceramic tiled floor with door opening to the rear garden

### First Floor Landing

With lever latch doors off opening to all three bedrooms and to the wet room, access to the loft and opaque window to the side elevation and continuation of the banister and spindle balustrades from the dining room.



### Bedroom One

13' x 12'4

Having two windows facing the front elevation, a radiator and featuring an ornamental cast iron fireplace set within an exposed brick and beam flue.



### Bedroom Two

11'3 x 11'5

With a window to the rear elevation overlooking the rear garden, a range of built in units comprising of wardrobes and drawers, a radiator and access to the loft.



### Bedroom Three

9'8 x 9'7

Having a window facing the rear elevation, a radiator and an ornamental cast-iron fireplace with an Adams style surround.



### Wet Room

6'3 x 5'6

The wet room is installed with a dual flush low level WC, a hand wash basin, a wall mounted electric shower, a chrome heated towel rail, partially tiled walls and UPVC panel ceiling.



### Externally Rear

When accessed directly from the rear, iron double gates open to gravel off-road parking which in turn leads to a detached prefabricated garage with up and over garage door and side access door. The garden is predominantly laid to lawn with gravelled and shrub borders, paved pathways and patio areas, an ornamental pond, greenhouse and a substantial timber shed with power and light.



### 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.**



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