

Town & Country

Estate & Letting Agents

Fenwick Drive, Wrexham

£170,000



Conveniently located for easy access to Wrexham town centre, local motorway networks and a host of amenities including shopping and schooling. This three-bedroom semidetached home is presented to a high standard throughout, including a beautiful recently installed kitchen. Benefiting from UPVC double glazing and gas central heating. The internal accommodation comprises in brief an entrance hall, living room, kitchen/dining room and the first-floor landing offering access to the shower room and all three bedrooms. Externally to the front of the property is off road parking with gated side access leading to a rear garden which has patio areas both front and rear, with a lawned and shrubbed garden.

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Externally Front

With gravel off road parking to the front, a canopy over the front door and timber gated side access leading to the rear garden.

Entrance Hall

The property is entered through a UPVC double glazed front door which opens to a ceramic tiled entrance hall with stairs off rising to the first floor accommodation and a door opening to the living room.



Living Room

14'6 x 10'9

With a window to the front elevation, radiator, timber laminate flooring and featuring an ornamental fireplace with a marble hearth and Adams style surround, glazed double doors open to the kitchen/dining room.



Kitchen/ Dining Room

16' x 13'10

Recently installed with a range of beautiful contemporary wall, base and

drawer units with quartz worksurfaces housing an inset resin single bowl sink unit with mixer tap and matching risers. Integrated appliances include an induction hob with integrated extractor, two stainless steel single ovens, fridge/freezer and dishwasher, along with housing for a washing machine. A window faces the rear elevation, there is an under stairs storage cupboard, recessed downlights sit within the ceiling and UPVC double glazed French doors open to the rear garden.



First Floor Landing

Having a banister with spindle balustrades, access to the loft and doors opening to the shower room and the three bedrooms.



Shower Room

Fully tiled shower room with ceramic tiled floor and installed with a three piece suite comprising a corner shower enclosure with electric shower, dual flush low level WC and wash hand basin

with vanity units above, along with a chrome wall mounted heated towel rail. A window to the rear elevation and set within the ceiling and extractor fan and recessed downlights.



Bedroom One

12' x 8'10

With timber laminate flooring, a radiator, a window facing the rear elevation, recessed downlights set within the ceiling, a built-in cupboard housing the Baxi combination boiler and fitted with a range of light maple style wardrobes with spotlights above.



Bedroom Two

11'1 x 8'10

With timber laminate flooring, window to the front elevation with a radiator below.



Bedroom Three

8'8 x 8'2 max

With a window facing the front elevation and a fitted wardrobe with gloss white doors and drawers complimented by stainless steel handles.



Rear Garden

Lawned and shrubbed with a concrete patio area, an outside light and enclosed by a combination of fence panels and walling and with a further paved patio area positioned to the rear of the garden.

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 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.

