

# Town & Country

Estate & Letting Agents

River Close, Wrexham

£220,000



This well presented, three bedroom semi-detached house, extended and improved to offer good sized family living accommodation. Situated within a cul-de-sac within a popular suburb. The property has the benefit of gas central heating, double glazing, off-road parking and a low maintenance rear garden.

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## DESCRIPTION

Situated with a cul-de-sac in this popular suburb on the periphery of Wrexham, this three bedroom semi detached house has been extended and improved, offering adaptable family living accommodation, with the benefit of gas central heating along with UPVC double glazing. The spacious internal accommodation comprises an entrance hall, a white high gloss modern kitchen, a living room with an open throughway to the dining room having French doors opening into the rear garden and a sitting room. The first-floor landing offers access to all three bedrooms and a lovely family bathroom. To the front of the property is a wooden raised flower bed and brick block off-road parking. An external light and water supply. A timber gate runs along the side of the property leading to the entrance and gate opening to the rear garden. The low maintenance rear garden has an artificial lawn, a paved patio area and a raised decked patio area towards the rear of the garden, two timber sheds and external lighting.



## LOCATION

Located approximately one mile from Wrexham city centre offering an abundance of local amenities. The property is tucked away within a Cul-De-Sac location and is within walking distance of the scenic Erddig National Trust Parkland. Surrounding the area are local villages and access to the bypass leading onto the major motorway networks.

## DIRECTIONS

Head north-east on King Street towards Lord Street, Turn right onto Duke Street, turn left onto Regent Street, Regent Street turns right and becomes Hill Street, Continue onto Vicarage Hill. Turn left onto Brook Street, Continue onto St Giles Way, Turn right onto Salop Road/A525, Continue straight onto Kingsmills Road/A525, Turn left onto Kingsmills

Road, Turn left onto Abenbury Road, At the roundabout, take the 2nd exit onto Cefn Road, At the roundabout, take the 1st exit, at the roundabout, take the 2nd exit, Continue onto Bridge Road, turn right and the property will be located within the Cul-De-Sac and identified by our For Sale Board.

## INNER HALL

Having a built-in cupboard utilising the space under the stairs and doorways off opening to the living room and sitting room.

## ENTRANCE HALL

The property is entered through a double glazed opaque front door opening to an entrance hall with doorways off opening to the kitchen and the living room. Stairs off raise to the first floor accommodation.



## SITTING ROOM

16'6 x 7'1

With a window facing the front elevation, a radiator and timber laminate flooring.



## LIVING ROOM

16'8 x 10'8

Having timber laminate flooring, a radiator, windows to rear inside elevations the doorway off which opens to an inner hallway and an open throughway which leads to the dining room.



## LIVING AREA



## DINING ROOM

9'5 x 8'5

Having a timber laminate flooring, a radiator, a window window to the side elevation and French doors opening to the rear garden.



## KITCHEN

11'5 x 8'0

This lovely modern kitchen is fitted with a range of attractive contemporary white wall base and draw units complimented by chrome handles. Woodgrain affect worksurface space incorporating a breakfast bar houses a stainless steel single drainer sink unit with mixer tap with tiled splashbacks. Integrated appliances include a white oven hob with extractor hood above, there is space and plumbing for a washing machine and



dishwasher along with space for an American style fridge freezer, Windows to the side elevations.



## FIRST FLOOR LANDING

Having a radiator and doors off opening to all three bedrooms and the bathroom.



## BEDROOM ONE

11'3 x 10'0

Having a built-in cupboard with a radiator, a range of fitting wardrobes, two windows spacing the front elevation and a radiator.



## BEDROOM TWO

11'0 x 9'8

With two windows facing the rear elevation, a radiator, access to the loft and having a built-in cupboard which houses the gas Worcester combination boiler.



## BEDROOM THREE

7'6 x 6'6

Having a built in wardrobe along with a window to the rear elevation with a radiator below.



## BATHROOM

8'0 x 4'8

The bathroom is installed with a modern white suite comprising of a panelled bath with Central waterfall style mixer tap with handheld shower extension along with an electric shower above and protective glass screen. A dual flush low-level WC, wash hand basin with waterfall style mixer tap and vanity unit below. A chrome heated towel rail, recessed downlights set within the ceiling, fully tiled and ceramic tiled floor along with an opaque window facing the front elevation.



## EXTERNALLY

To the front of the property, above the entrance door is a canopy porch and light, a wooden raised flower bed and brick block off-road parking. An external light and water supply. A timber gate runs along the side of the property leading to the entrance and gate opening to the rear garden. The low maintenance rear garden has an artificial lawn, a paved patio area and a raised decked patio area towards the rear of the garden, two timber sheds and external lighting.



## REAR GARDEN

### SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: C £1790.00

### ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town and Country Estate Agents Wrexham

01978 291342.

### SUBMIT AN OFFER

If you would like to submit an offer please contact the Wrexham branch and a member of the team will assist you further.



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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<div style="border: 1px solid black; padding: 5px; display: inline-block;">87</div> <div style="border: 1px solid black; padding: 5px; display: inline-block; margin-top: 20px;">72</div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	