

Town & Country

Estate & Letting Agents

Fern Close, Wrexham

Offers Over £500,000



VIRTUAL TOUR AVAILABLE... This spacious and beautifully presented five-bedroom family home has undergone improvements by the current vendor. It benefits from double glazing and gas central heating. The internal accommodation includes an inviting entrance hall, living room, open-plan kitchen/dining/sitting room with French doors and bifold doors opening to the rear garden. The first floor has three bedrooms, the principle with a dressing room and an en-suite bathroom, and a further family bathroom. The second floor has two more bedrooms and a modern shower suite. Externally, there is ample off-road parking, double garage, and a large garden with a garden room and an office attached.

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DESCRIPTION



VIRTUAL TOUR AVAILABLE... This beautifully presented light and spacious five bedroom detached family home has undergone improvements carried out by the current vendor and should be viewed to be fully appreciated. With the benefits of double glazing and gas central heating, the internal accommodation comprises an inviting entrance hall with cloakroom WC off, living room, an open plan kitchen/dining/sitting room with both French doors and bifold doors opening to the rear garden. Off the first floor landing are three bedrooms, the principle features a dressing room and an en-suite bathroom, and a further family bathroom, which is installed with a white contemporary four piece suite. The second floor landing is currently utilised as an office space and has doors off opening to 2 further bedrooms and another modern shower suite. Externally there is ample off-road parking positioned to the front of a double garage with gated side access opening to the rear garden with its large paved patio areas lawn and shrub gardens and offering access to an garden room which is split into a garden room and integrated office.

LOCATION



Cross Lanes is a semi-rural village situated approximately four miles to the centre of Wrexham that benefits from stunning countryside, as well as convenient access to road links via the A525 to the Wrexham Industrial Estate and beyond. Cross Lanes has a wide variety of shops, village pubs and other local amenities available in the popular village of Bangor on Dee nearby.

DIRECTIONS

From our Wrexham branch: 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 to follow 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 3rd exit onto Sesswick Way, at the roundabout, take the 1st exit onto A525, turn left onto B5130, turn left onto Nant Clwyd Park, turn left onto Fern Close. The destination will be on the left.

ENTRANCE HALL

12'2 x 6'7



The property is entered through a composite front door with wooden double glazed side panels, opening to an inviting entrance hall with Karndean flooring and providing access to the through kitchen/dining and sitting room. There are also stairs off with glazed balustrades rise to the first floor accommodation.

CLOAKROOM WC

6'7 x 5'4



With Karndean flooring and installed with a dual flush low level WC, a pedestal wash hand basin with mixer tap and tiled splashback, a radiator and double glazed timber frame window to the front elevation.

LIVING ROOM

15'4 x 15'2



Having a timber framed double glazed bay window facing the front elevation, a radiator and a living flame gas fire with marble hearth and Adams style surround.

KITCHEN/DINING/SITTING ROOM

19'10 x 23'1 (max)



With a continuation of the Kardean flooring leading to an open plan space, having three column style tower radiators, a fitted desk, recessed downlights set within the ceiling and bi-folding doors opening from the sitting space into the garden and French doors also open from dining space into the rear garden. A door opens to the utility room located off the kitchen. The kitchen area is fitted with a range of attractive white gloss wall, base and drawer units with integrated footlights, a double door pantry cupboard having an automatic light, quartz work surfaces, housing a ceramic one and a half bowl sink unit

with adjustable mixer tap and an integrated breakfast bar.

DINING AREA



SITTING AREA



UTILITY ROOM

12'4 x 4'10



Installed with shaker style wall and base cupboards, along with an integrated tall freezer space and plumbing for a washing machine and a dryer having worksurface above, one has a resin one and a half bowl sink unit with mixer tap. The Kardean flooring continues through from the

kitchen/dining/sitting room, there is a radiator, a wall mounted Worcester boiler and a double glazed door and wooden double glaze window faces the side elevation.



FIRST FLOOR LANDING



Having a radiator, a UPVC double glazed window to the side elevation, stairs off with glazed balustrade rising to the second floor accommodation and veneer doors opening to three bedrooms, the family bathroom and a large shelved storage cupboard with light.

PRINCIPAL BEDROOM

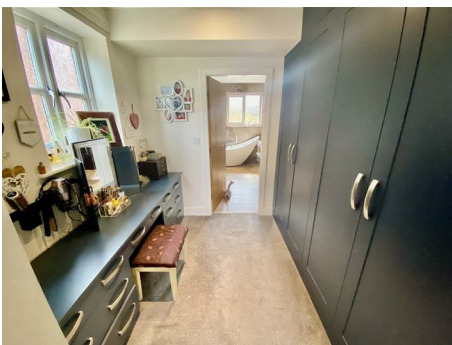
15'3 x 12'6



With a timber frame double glazed window facing the front elevation with a radiator below, recessed downlights set within the ceiling, floor to ceiling fitted wardrobes with matching drawer unit complimented by stainless steel handles, and an open through way to the dressing room.

DRESSING ROOM

7'6 x 5'6



Fitted with floor to ceiling wardrobes along one wall and dressing table and drawer units along the opposite wall, timber frame double glaze window faces the side elevation and a veneer door opens to the en-suite bathroom.

EN-SUITE BATHROOM

11'5 x 7'3



With ceramic tile flooring and fully tiled walls, the en-suite comprises a slipper style standalone bath with mixer tap and handheld shower extension, an oversize shower enclosure with dual head thermostatic shower, a dual flush low level WC, a wash hand basin with mixer tap and vanity unit below, set within the ceiling are recessed downlights and an opaque UPVC double glaze window faces the rear elevation.

BEDROOM TWO

13 x 10'6



The second bedroom has a UPVC double glazed window facing the rear elevation a radiator below.

BEDROOM THREE

13 x 9'1



With a UPVC double glazed window facing the rear elevation with a radiator below.

FAMILY BATHROOM

12'9 x 7'1



Installed with a beautiful contemporary four piece suite comprising a panel bath with a black central mixer tap and handheld shower extension, a hidden cistern dual flush low-level WC, a wall mounted oversized wash hand basin with black mixer tap and vanity unit below, a walk-in shower enclosure with recessed overhead black shower rows along with handheld shower extension, a white heated towel rail, ceramic tile flooring with partially tiled walls to opaque timber frame double glazed windows to the front elevation and recessed downlights set within the ceiling and an extractor fan set within the wall.

SECOND FLOOR LANDING



Having a UPVC double glazed window facing the side elevation, access to the loft along with recessed downlights, a storage cupboard and oak doors off opening to bedrooms four, five and to the shower room.

BEDROOM FOUR

13'1 x 10'6



With a timber frame double glazed window to the side elevation, double glazed skylight with integrated blind, timber laminate flooring, a radiator, recessed downline set within the ceiling and a range of fitted wardrobes with stainless steel handles and mirror inserts.

BEDROOM FIVE

10'6 x 7'10



With a UPVC double glazed window to the side elevation, a double glazed skylight with integrated blind and a radiator.

SHOWER ROOM

7'10 x 6'3

Another modern white suite comprising a walk-in, oversized shower enclosure with black dual head thermostatic shower, a dual flush low level WC a warm wash hand basin with black mixer tap and vanity unit below, a double glazed skylight facing the rear elevation and grey heated towel rail. Set within the ceiling are recessed downlights and an extractor fan.

EXTERNALLY



With a small lawn and shrugged front garden with brick block, a canopy porch with quarry tiled floor to the front of the entrance door with courtesy light to the side. Ample parking positioned to the front of the double garage along with

another outside light, water supply and electric vehicle charging point. Timber side access opens to the rear garden which is predominantly laid to lawn with well stocked beds and borders, a pergola, external lighting, power and water supply alongside a generous sized patio area giving access to the outside summer house and office along with access to the garage.



GARAGE

19'3 x 17'8

A detached, pitched roof garage with an up and over double garage door, power and light, side access door and timber framed window to the side.

GARDEN ROOM

24 x 10 (measurement including the office)



The garden room is fully insulated with timber laminate flooring, power and light, UPVC double glazed French doors opening to the garden alongside full length windows.

OFFICE



With power and light, a UPVC door accessing the garden and full length window also with timber laminate flooring, power and light.

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 on 01978 291 345

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.

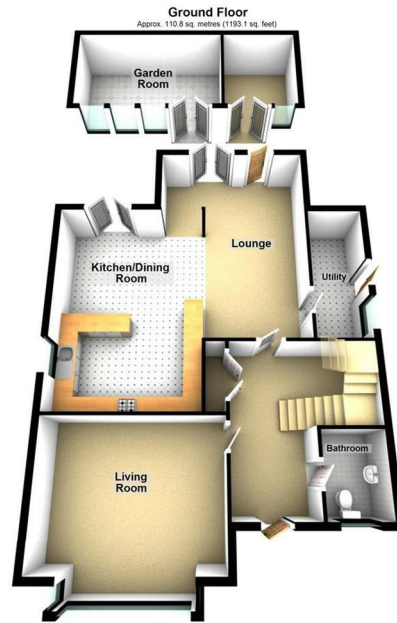
SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars. Council Tax Band G - £3357

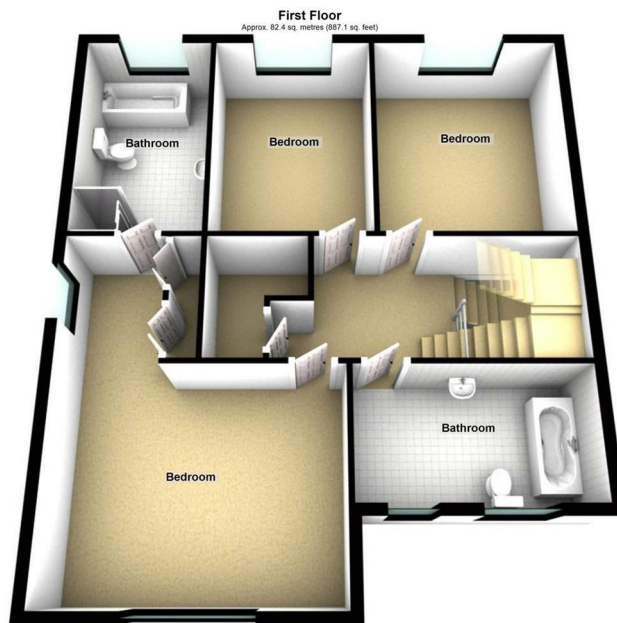
Mortgage Advice (Wrexham)

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.



Total area: approx. 240.2 sq. metres (2585.0 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 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.

| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 75 | 82 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |