

# Town & Country

Estate & Letting Agents

Ffordd Elfed, Wrexham

£310,000



Located within this highly desirable and family friendly Wrexham suburb, this established detached home, in need of a degree of modernisation, benefits from gas central heating, double glazing and has internal accommodation comprising an entrance hall, living room, dining room, kitchen and a rear hallway/utility with a shower room off. Externally, The property is approached over a brick block driveway providing off-road parking for several vehicles to the front of the car port (which leads to a double garage) and alongside a lawned and shrubbed garden. Above the front door is a canopy and light. Gated side access opens to the rear garden, with a large brick block patio area, a greenhouse, a garden with brick raised shrub planters, gated access to storage at the rear of the double garage and the rear garden can be accessed from either side of the property.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345





## ENTRANCE HALL

12'6 x 8'6

The property is entered through a double glazed front door with opaque glass and side panels, opening to an inviting entrance hall with parquet flooring, a radiator, stairs off rising to the first floor accommodation with spindle balustrades and storage cupboard below. An internal door opens to the dining room.



## DINING ROOM

10'9 x 8'6

With parquet flooring, a window to the side elevation with a radiator below, a large open thoroughway leads to the living room and a glazed door open to the kitchen.



## LIVING ROOM

13'3 x 13'6

The parquet flooring continues through from the dining room to the living room with a window to the front elevation, a radiator below and a living flame gas fire with feature surround incorporating a TV.



## KITCHEN

9'6 x 13'6

Fitted with a range of oak style wall, base and drawer units complimented by ornate handles. Worksurface space and breakfast bar houses a resin one and a half bowl sink unit with mixer tap and tiled splashback. There is space for a cooker with an extractor hood above, space and plumbing for a washing machine, a radiator, a wall mounted gas boiler, tiled wall and a ceramic tiled floor, recessed downlights within the ceiling, a window faces the rear garden and a glazed door opens to the rear hallway.

## REAR HALLWAY / UTILITY

8'6 x 7'9 (max)

With space for a dryer, worksurface above, fitted wall and base units with stainless steel handles, ceramic tiled flooring and a door off opening to the shower room. A UPVC double glaze door and window face the rear elevation.



## SHOWER ROOM

Installed with a shower enclosure with an electric shower, a low-level WC, a high-level opaque window faces the side elevation and the floor is ceramic tiled.

## FIRST FLOOR LANDING

Having access to the loft, which has been boarded, a continuation of the spindle balustrades from the entrance hall, a radiator doors off to all four bedrooms and to the shower room.



## BEDROOM ONE

13'6 x 11'6

The principal bedroom has windows to the front elevation and radiator below.



## BEDROOM TWO

13'6 x 11'6

The second bedroom has an airing cupboard off, a fitted louvre door wardrobe and a window facing the rear elevation.



## BEDROOM THREE

10'6 x 9'6

With a window to the side elevation



## BEDROOM FOUR

9'0 x 8'9

the fourth bedroom has a radiator and a window to the rear elevation.



## SHOWER ROOM

9'0 x 5'1

The upstairs shower room features a double sized shower enclosure with electric shower and panelled walls, a pedestal wash hand basin, low level WC, chrome heated towel rail with poly tiled walls and windows facing the front elevation.



## EXTERNALLY

The property is approached over a brick block driveway providing off-road parking for several vehicles to the front of the car port (which leads to a double garage) and alongside a lawned and shrubbed garden. Above the front door is a canopy and light. Gated side access opens to the rear garden, with a large brick block patio area, a greenhouse, a garden with brick raised shrub planters, gated access to storage at the rear of the double garage

and the rear garden can be accessed from either side of the property.



## REAR ASPECT

### CARPORT

22'0 x 8'4

Accessed through an up and over garage door and having power and the ability to drive through to the double garage positioned to the rear.



## DOUBLE GARAGE

19'8 x 18'8

A detached double garage with two single garage doors, single glazed windows to the side and two high-level windows to the rear and having power and light.

## SERVICES TO PROPERTY

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

Council Tax Band F - last noted amount = £2909

## 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 291345.

## 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.

## 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.

