

# Town & Country

Estate & Letting Agents

Park Avenue, Wrexham

£425,000



Situated along a tree lined street in a desirable suburb of Wrexham, this stunning four bedroom detached home has recently undergone a program of modernisation, refurbishment and extension and needs to be viewed to be fully appreciated with the benefit of gas central heating along with UPVC double glazing the property comprises an entrance hall, a reception hall a living room containing a log burner, an open plan kitchen, dining and sitting room which is fitted with an array of beautiful wall, base and drawer units in the kitchen area and a media centre in the sitting room. Off the kitchen is a spacious utility room with units matching those in the kitchen and offering access to a ground floor shower room. The first floor landing offers access to a four piece family bathroom suite, three bedrooms and the principal bedroom with a dressing room and a four piece bathroom suite off. Externally to the front of the property is ample off-road parking positioned to the front of the garage, with gated side access to a private rear and side garden which is laid to lawn with a paved pathway and patio area, a corner deck patio area, raised sleeper planters and an artificial lawn to the side.

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

TEL: 01978 291345



## DESCRIPTION

Situated along a tree lined street in a desirable suburb of Wrexham, this stunning four bedroom detached home has recently undergone a program of modernisation, refurbishment and extension and needs to be viewed to be fully appreciated with the benefit of gas central heating along with UPVC double glazing the property comprises an entrance hall, a reception hall a living room containing a log burner, an open plan kitchen, dining and sitting room which is fitted with an array of beautiful wall, base and drawer units in the kitchen area and a media centre in the sitting room. Off the kitchen is a spacious utility room with units matching those in the kitchen and offering access to a ground floor shower room. The first floor landing offers access to a four piece family bathroom suite, three bedrooms and the principal bedroom with a dressing room and a four piece bathroom suite off. Externally to the front of the property is ample off-road parking positioned to the front of the garage, with gated side access to a private rear and side garden which is laid to lawn with a paved pathway and patio area, a corner deck patio area, raised sleeper planters and an artificial lawn to the side.



## DIRECTIONS

From our office, 1-3, Town and Country Estate Agents (Wrexham), King Street, Wrexham, head north-west on Regent St towards King St and turn right at Grosvenor Rd/A5152, continue onto Grosvenor Rd/A5152, at the roundabout, take the 2nd exit onto A5152 and slight right to stay on A5152 go through 1 roundabout and turn left onto Park Ave, the property will be on the left.



## ENTRANCE HALL

8'3 x 4'5

The property is entered through a composite opaque leaded and double glaze front door with opaque matching side panel which opens to ceramic tiled flooring, recessed downlights fitted wall panelling incorporating hanging with storage and seat below and further shelved storage above, and oak door off opens to the garage and glazed oak door opens to the reception hall.



## HALLWAY

With Karndean flooring, and anthracite column style radiator, stairs off rising to the first floor accommodation with oak banister and iron balustrades and storage cupboards below, an oak door open to the living room and a glazed oak door to the kitchen.



## OPEN PLAN KITCHEN / DINING ROOM

10'4 x 17'10

The kitchen area is fitted with a range of attractive modern shaker style wall, base and drawer units complimented by stainless steel handles with quartz work surfaces incorporating a breakfast bar and stainless steel one and a half bowl sink unit with adjustable mixer tap. Integrated appliances include a stainless steel oven, a five ring gas hob with extractor hood above and tiled splashback, fridge/freezer and dishwasher. Throughout the room is Karndean flooring, there are two tower column style anthracite radiators along with two lower level column anthracite radiators, recessed downlighting, an oak interior door to the utility room and glazed hidden sliding doors to the living room.



## DINING AREA



## SITTING AREA

11'10 x 17'6

With a fitted media unit incorporating base cabinets, shelving and television provision two windows face the rear elevation with UPVC double glazed French doors opening to the garden



## LIVING ROOM

22'83 x 11'6 (max)

A double aspect living room with a bay window facing the front elevation, a window facing the side elevation, a cast iron log burner set within an exposed brick fireplace below a ceramic mantle either side of the flue, fitted cabinets and shelving with solid wood work surfaces.



### UTILITY ROOM

10'11 x 8'3 (max)

Fitted with wall and base units along with quartz work surfaces incorporating a stainless steel one and a half bowl sink unit and mixer tap matching those in the kitchen. There is space and plumbing for both a washing machine and dishwasher, an anthracite column style radiator, Kardean Flooring, recessed downlights and oak internal door opening to the shower room and a UPVC opaque double glaze door opens to the rear garden.



### SHOWER ROOM

4'4 x 4'7

Installed with a separate shower enclosure with thermostatic shower, a dual flush low level WC along with a pedestal wash hand basin with tiled splashback, fitted cabinet with tiling above, chrome heated towel rail, Kardean flooring and an opaque window to the rear elevation.

### FIRST FLOOR LANDING

The oak banister with iron balustrades continues from the entrance hall, the first floor landing has a window facing the side elevation, access to the loft, oak doors opening to the family bathroom and to all four bedrooms, the principal of which having a dressing room and ensuite bathroom. The oak banister with iron balustrades continues from the entrance hall.



### PRINCIPAL BEDROOM

16'5 x 11'1 (max)

With a window facing the side elevation with a column style radiator below, an open through way leads to a dressing area with fitted hanging shelving and luggage cupboards along with recessed downlights. An oak door opens to the ensuite bathroom.



### ENSUITE BATHROOM

11'8 x 5'10

Installed with a beautiful contemporary white suite comprising a panelled bath with black mixer tap, a dual flush low level WC and countertop mounted wash hand basin with black mixer taps above and vanity unit below and a double shower enclosure with black head thermostatic shower extractor set within the ceiling recessed downlights, the walls are partially tiled and an opaque window faces the side elevation.



### FAMILY BATHROOM

11'2 x 6'10

Installed with a modern four piece white suite, comprising a panelled bath with mixer taps a dual flush low level WC counter top mounted wash hand basin with mixer tap and vanity unit below and an oversized shower enclosure with dual thermostatic shower and extractor above recessed downlights are set within the ceiling, mounted on the wall is a chrome heated towel rail and an opaque window faces the side elevation.



### BEDROOM TWO

11'10 x 11'8 (max)

With fitted hanging shelving and drawers, a window faces the side elevation with an anthracite column side radiator below.



### BEDROOM THREE

10'8 x 11'4

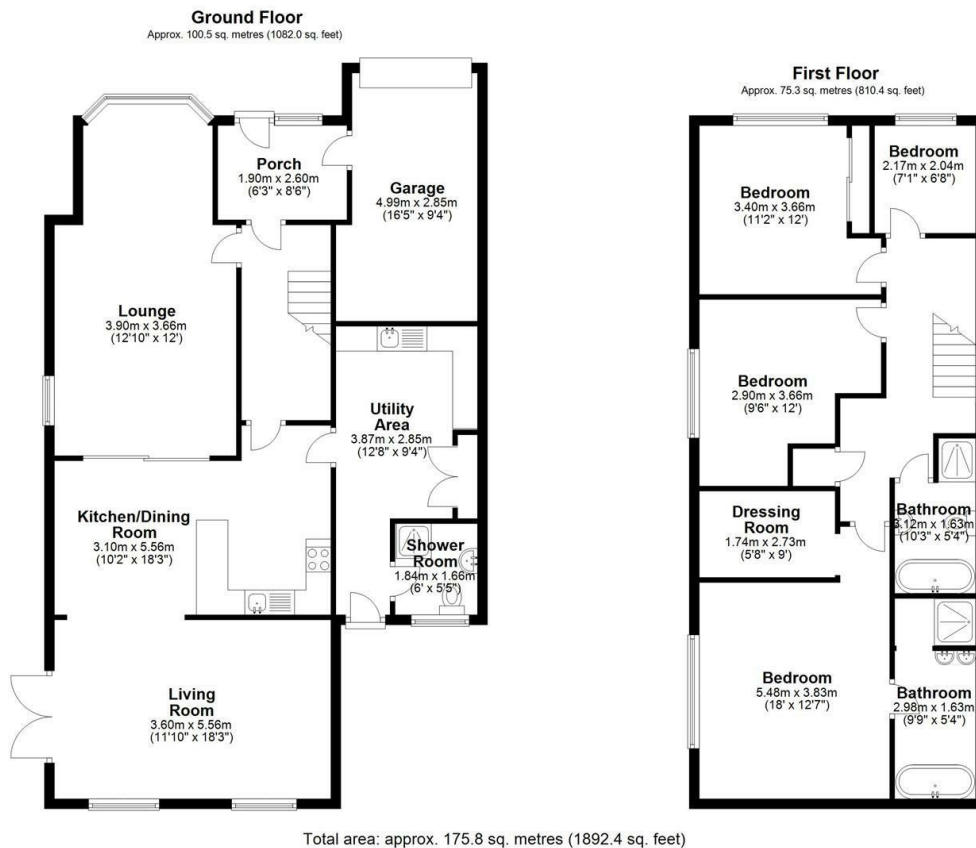
Fitted with a double wardrobe with sliding doors and inset mirrors, a window facing the front elevation with anthracite radiator below.



### BEDROOM FOUR

7'0 x 6'5

With a window facing the front elevation and anthracite column stand radiator below.



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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	