

Town & Country

Estate & Letting Agents

Ffordd Mon, Wrexham

£220,000



Located within a quiet cul-de-sac within this popular area of Wrexham offering easy access to the city centre itself, as well as local motorway networks and a host of day to day amenities. This extended semi detached property presented to a high standard throughout and benefiting from both UPVC double glazing and gas central heating comprises an entrance hall, a living room, dining room and kitchen and inner hallway with storage cupboards and boiler cupboard off as well as access to a ground floor shower room. The first floor landing allows access to all three bedrooms and a contemporary bathroom suite. Externally, the property has ample parking to the front and side leading to a detached oversized garage and enclosed low maintenance, rear garden.

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Externally Front

With off-road parking to the front of the property and driveway running alongside the main residence past external lighting and double UPVC doors allowing access to the rear garden to a detached single oversized garage.

Entrance Hall

The property is entered through a composite front door with large stainless steel handle and opaque double glazed side panel which opens to an entrance hall with a window facing the front elevation and radiator below and stairs off rising to the first floor accommodation.



Living Room

13'10 x 12'7

With a bay window facing the front elevation with a radiator below, provision for a wall mounted television and light oak glazed double doors off opening to the dining room.



Dining Room

10'7 x 8'2

With timber laminate flooring, provision for a wall mounted television, radiator and oak door opening to the inner hallway and double oak doors opening to the kitchen



Kitchen

11'6 x 8'8

The kitchen is installed with a range of gloss white wall, base and drawer units complimented by stainless steel handles with wood grain effect work surface housing a stainless steel one and a half bowl sink unit with adjustable mixer tap, tiled splashback and under unit spotlights. Integrated appliances include a stainless steel oven, microwave, hob and extractor hood as well as a washing machine and fridge freezer. The flooring is ceramic tiled, recessed downlights sit within the ceiling and a UPVC double glazed door with matching side panels and integrated blind open to the rear garden.



Inner Hallway

With timber laminate flooring, built in shelved shoe cupboard, and under stairs storage cupboard, built-in cupboard housing gas combination boiler, and another door, all of which are light oak opening to the shower room. Composite double glazed door off opens to the external side elevation of the property.



Shower Room

Installed with an attractive modern suite comprising an oversize fully tiled shower enclosure with fixed overhead shower, flush low level WC and pedestal wash hand basin with mixer tap, ceramic tiled floor, recessed downlights within the ceiling and an opaque window facing the rear elevation.

First Floor Landing

With banister and matching balustrades, a window facing the side elevation, access to the loft and built-in storage cupboard. Doors off open to all three bedrooms and the bathroom.



Bedroom One

11'6 x 10'

With a window facing the front elevation, radiator and a built-in double wardrobe.



Bedroom Two

8'9 x 9'7

Window to the rear elevation and radiator.



Bedroom Three

7'8 x 6'7

With the window to the front elevation, a radiator and featuring a fitted cabin bed with drawers below and integrated desk.



Bathroom

The bathroom is installed with a contemporary white suite comprising a panel bath with mixer tap and electric shower above and protective screen, dual flush low level WC along with a pedestal wash hand basin with mixer tap, chrome towel rail, partially towel walls and window facing the rear elevation.



Rear Garden

Low maintenance rear garden with essential artificial lawn surrounded by slate effect paving walling with lighting and integrated seating area, outside power and door accessing the garage.

Garage

25'4 x 9'

Accessed either from the front by double timber doors or from the garden through a UPVC double glazed door this oversized garage has power and light, window to the side elevation.

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.

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.

