

# Town & Country

Estate & Letting Agents

River Close, Wrexham

Asking Price £290,000



**\*\* VIRTUAL TOUR AVAILABLE \*\*** Situated on a popular estate on the periphery of Wrexham this extended and beautifully presented detached family home sits on a general sized plot and should be viewed to be fully appreciated. benefiting from UPVC double glazing along with gas central heating in brief the property comprises an entrance hall, living/dining room, a stunning contemporary kitchen with gloss grey wall base and drawer units, sitting room and off the first-floor landing three bedrooms, bathroom and separate WC. Externally to the front of the property is a low maintenance slate chip garden with brick off-road parking position to the front of a single garage. Gated side access leads to the rear garden which is predominantly laid along with brick block patio areas off the main residence, a slate chip patio area toward the rear of the garden and wooden steps rising to an elevated patio area offering marvellous views of the garden and over the property.

\*\*\*\* NO CHAIN \*\*\*\*

Imperial Buildings, King Street, Wrexham, LL11 1HE  
info@townandcountrywrexham.com

TEL: 01978 291345



**External front**

To the front of the property is ample brick block off-road parking alongside slate chip low maintenance garden and in front of the main entrance door, access to the garage and timber gated access to the rear garden.



**Entrance hall**

The property is entered through a composite leaded double glazed front door which open to porcelain and tile flooring, a window to the side elevation and a door opening to the living/dining room.



**Living/Dining room**

22'8 x 11'8

With an Italian tile feature flu, a window to the front elevation with an anthracite column style radiator. Doors off open to the stairwell and the stairs cupboard and the kitchen. The dining area has recessed downlights set within the ceiling, porcelain tile flooring, a tower anthracite column radiator and UPVC double glazed doors opening to the sitting room.



**Kitchen**

14'2 x 10'5

The kitchen is fitted with an array of contemporary grey gloss wall base and draw units with a complementary island unit incorporating a breakfast bar. Integrated appliances include an oven and induction hob with stainless steel extractor above, Fridge/freezer and wine cooler and a dishwasher, built-in cupboard houses the gas combination boiler (installed in 2023). Ample works surface space houses, resin single drainer sink unit with adjustable mixer

tap. The flooring is porcelain tile two windows faced the rear elevation with recessed downlights set within the ceiling, and anthracite column style , radiator with a leaded double glazed composite back door off and doorway through to the sitting room.



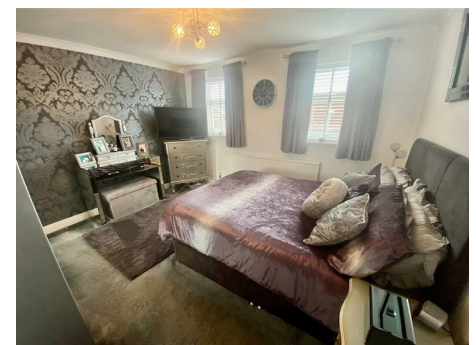
**Sitting room**

16'3 x 10'2

Accessed from the kitchen or via UPVC double glazed French doors from the dining area, with a colour effect wall mounted gas fire, an Anthracite tower column radiator And UPVC double glaze French doors opening to the rear gardens brick block patio area.

**First floor landing**

With the window facing the side elevation doors off to all three bedrooms, to the bathroom and the separate WC.



**Bedroom one**

12 x 11'2

Two windows to the rear elevation and a radiator below



## Bedroom two

11'8 x 11'2

Having two windows to the front elevation and the radiator below



## Bedroom three

8'4 x 7'8

Windows to front elevation with radiator below



## Bathroom

7'8 x 4'10

Installed with a panel bath with an electric shower and folding protective screen, a pedestal wash and basin, radiator and a built-in shelves storage

cupboard, An opaque window faces the side elevation the walls are partially tiled and a separate WC is a dual flush low level WC with partially tiled wall and An opaque window to the side elevation



## Rear garden

The rear garden is beautifully presented in a generous proportions with Brick block patio areas directly to the rear of the property with a brick block pathway alongside slate chip and shrub borders Aled garden slate chip patio area position to the rear of the garden and steps rising to an elevated patio area offering views over the shrubbed bank along the rear garden towards the property. External power light and water supply.

## Garage

15'9 x 8'9

With power and light up and over garage door and side access door And access to loft storage above.

## 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.

## Mortgage Advice

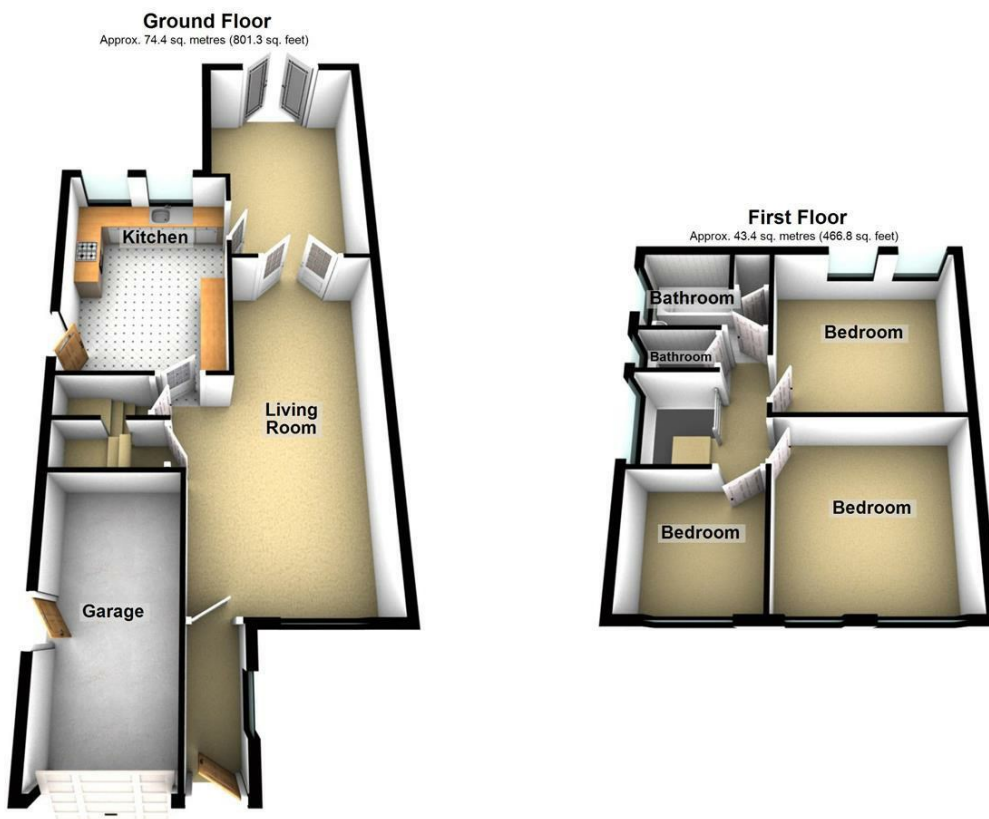
Town and Country can refer you to Gary

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.



Total area: approx. 117.8 sq. metres (1268.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	84
(55-68) D			
(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	

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.