

Town & Country

Estate & Letting Agents

Denbigh Close, Wrexham

Offers In Excess Of
£195,000



Situated within this desirable Wrexham suburb, this three bedroom , semi detached property benefits from gas central heating UPVC double glazing and in brief comprises an entrance hall, living room, dining room with a conservatory off, a kitchen and first floor landing with doors off opening to all three bedrooms and to the bathroom. Externally to the front of the property is a lawned and shrubbed garden with a driveway to the side of the property leading to a single garage and timber gated side access opening to an enclosed rear garden with gated access opening to the communal fields positioned beyond property's rear boundary.

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Externally Front

To the front of the property is a lawn and shrub front garden with a driveway running along the side of the property to a single garage in timber access to the rear garden.



Entrance Hall

13' x 5'5

The property is entered through a composite double glazed front door opening to engineered oak flooring, a radiator, stairs off rising to the first floor accommodation with spindle balustrades and banister and storage cupboards below.



Living Room

12'4 x 11'2

With timber flooring, radiator, a window facing the front elevation, and open through way to the dining room and featuring a living flame gas fire with tiled hearth and Adam style surround.



Dining Room

7'8 x 8'5

Timber flooring, radiator and a double glazed patio door opening to the conservatory.



Conservatory

9'2 x 6'8

Constructed of a low brick wall with ceramic tile floor, radiator and a UPVC double glazed frame with ceiling fan/light and a patio door opening to the rear garden



Kitchen

8'5 x 7'6

The kitchen is fitted with a range of white wall, base and drawer units with worksurface space housing a stainless steel single drainer sink unit with mixer tap and tiled splashback. There is space for a cooker with an extractor hood above, space and plumbing for washing machine, a ceramic tile floor, the window facing the side elevation and a UPVC double glazed door opening to the rear garden.

First Floor Landing

With access to the loft, an opaque window to the side elevation, the continuation of the spindle balustrades and banister from the entrance hall and doors off opening to all three bedrooms and the bathroom.



Bedroom One

11' x 9'2

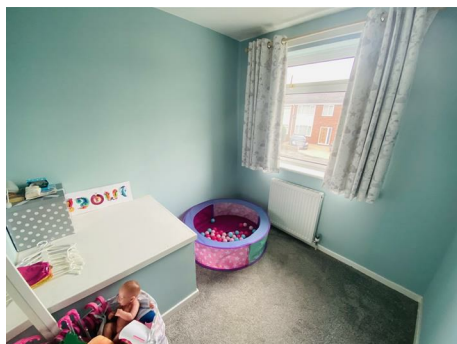
With the window facing the front elevation and the radiator below.



Bedroom Two

9'8 x 9'2

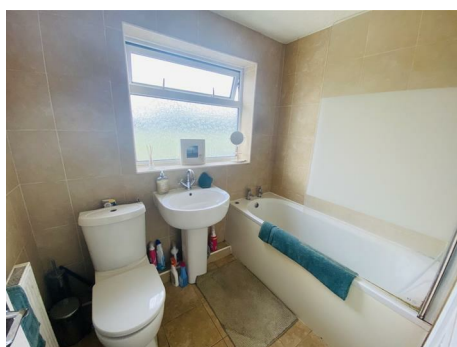
Window to the rear elevation with a radiator below and fitted double wardrobe sliding doors.



Bedroom Three

7'2 x 6'9 max

Window to the front elevation with radiator below.



Bathroom

6'9 x 5'

Installed with a white three piece suite comprising a panel bath with thermostatic shower and protective

screen above, a low level WC and pedestal wash hand basin, a ceramic tiled floor with fully tiled walls, a radiator and an opaque window facing the rear elevation. There is also a large walk in cupboard housing the Worcester gas boiler.



Rear Garden

With a concrete patio area and lawn garden, timber side access, timber gate opening to the fields behind (The playing fields directly behind this property do not form part of the new development going ahead off Holt Road).

Garage

A single garage with up and over garage door, a single glazed timber frame window to the side, power and light.

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.

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

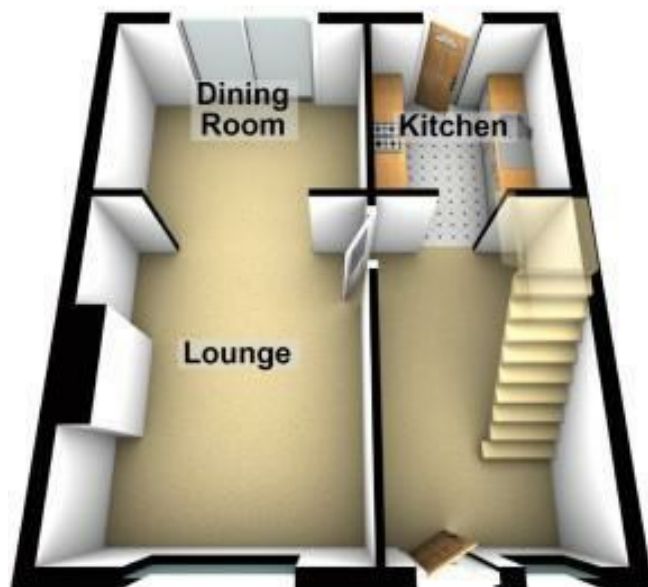
inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

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.

Ground Floor



First Floor



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.
www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
64		
England & Wales		EU Directive 2002/91/EC

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