

# Town & Country

Estate & Letting Agents

Croesnewydd Road, Wrexham

Offers In Excess Of  
£260,000



Located on the periphery of Wrexham offering an ideal access to the city centre, local motorway networks the hospital and the host of day-to-day facilities is this character form detached home sitting on a generous sized plot. Enjoying the benefit of double glazing and a recently installed gas central heating boiler. Internal accommodation comprises an entrance hall with an open thoroughway to the living room, a dining room with an archway to the kitchen and side hall, utility room with cloakroom WC off and access to the garage. A shower room and three double bedrooms can be accessed from the first floor landing, the principle of which has an ensuite bathroom. Externally the property is approached over gravel driveway established shrub gardens and leading to off-road parking. Gated side access leads to a rear garden with mature trees and a host of plants and shrubs along with a paved patio area, beyond the rear boundary runs a stream which can be heard from the rear garden.

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## Externally Front

The property is approached over a gravel driveway with well stocked borders and mature trees either side. To the right-hand side of the property is a timber gate opening to the rear garden and a canopy porch and light above and to the side of the front door respectively.

## Entrance Hall

With a window facing the front elevation with radiator below and an open throughway to the living room.



## Living Room

16'5 x 15'9

Having a window facing the side elevation with radiator below, stairs off rising to the first floor accommodation with banister, spindle balustrades and cupboard below, set within an exposed brick and slate fireplace is an ornamental log burner and the ceiling has exposed beams. A glazed door off opens to the dining room.

## Dining Room

11'8 x 8'2

With quarry tile flooring, radiator, exposed beams within the ceiling, a patio door opening to the rear garden and an exposed brick wall with arched throughway opening to the side hallway and to the kitchen.

## Kitchen

8'2 x 7'2

Fitted with pine fronted wall and base

units, ample work surfaces housing a resin one and a half bowl sink unit with mixer tap and tiled splashback, space for a cooker with an extractor hood above quarry tiled flooring and exposed beams in the ceiling.

## Side Hallway

With a radiator, quarry tile floor, an ornamental leaded glass window to the living room and a UPVC double glazed back door off.

## Utility room

11'2 x 9'10

(Measurements incorporate cloakroom WC)

Fitted with wall and base units and having plumbing for a washing machine and space for a dryer, work surfaces house stainless steel single drainer sink unit with mixer tap.

The flooring is quarry tiled there is a radiator, a window facing the rear elevation and a single glazed back door off opening to the rear garden. There are also exposed beams in the ceiling and the door opening to the garage.

## Cloakroom WC

Installed with a low-level WC, hand wash basin, radiator, quarry floor, partially tiled walls and then extractor fan in the ceiling.

## First Floor Landing

With access to the loft and lever latch doors off opening to the shower room and bedroom three, glazed doors opening to the principal bedroom and bedroom two there is a built store cupboard.



## Bedroom One

13'2 x 10'8

Having a built-in wardrobe, window to the rear elevation, a radiator and an opaque glazed door opening to the ensuite bathroom.

## En suite Bathroom

Installed with a coloured suite comprising a panel bath, corner shower cubicle with electric shower a low level WC, pedestal wash hand basin, radiator, partially tiled walls and a skylight.

## Bedroom Two

Having a window facing the front elevation with a radiator below and two built-in double wardrobes

## Bedroom Three

11'2 x 9'8

Having a window facing the front elevation, a radiator, and exposed beam and downlights set within the ceiling.



## Shower Room

Installed with a separate shower

enclosure, a low level WC, pedestal wash hand basin, radiator partially tiled walls, extractor fan and a UPVC double glazed opaque window to the side elevation.

## Garage

22'3 x 10'2

Access from the front through an open over garage door having a radiator and a wall mounted gas Combi boiler installed in 2023



## Rear Garden

A generous sized rear garden being predominantly laid to lawn with established plants and shrubs and mature trees. Directly to the rear of the property is a paved patio area with a lower golden gravel patio area and rear boundary beyond, which is a stream. There is also outside lighting and water supply.

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