

# Town & Country

Estate & Letting Agents

Mere Crescent, Wrexham

Offers Over £210,000



This well-presented three-bedroom semi-detached home in a popular Wrexham area offers easy access to the city centre, motorways, and various amenities like shops and schools. It features UPVC double glazing and gas central heating. Inside, you'll find an entrance hall, living room, contemporary kitchen/diner, and a first-floor landing leading to three bedrooms and a modern white bathroom. Outside, there's ample off-road parking, a single garage, and gated access to a low-maintenance rear garden with a paved artificial lawn and decked area.

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## Description

Located in a popular area of Wrexham, this well-presented three-bedroom semi-detached home offers easy access to the city centre, local motorway networks, and a variety of amenities, including shops, schools, and public transport. The property benefits from UPVC double glazing and gas central heating. Inside, it comprises an entrance hall, living room, contemporary kitchen/diner, and a first-floor landing that provides access to all three bedrooms and a modern white bathroom suite. Outside, there is ample off-road parking at the front, leading to a single garage, with gated side access to a low-maintenance rear garden featuring paved artificial lawn and a decked area.

## Directions

### Entrance Hall

The property is accessed via a leaded opaque double-glazed UPVC front door, opening onto timber flooring with a radiator, staircase leading to the first-floor accommodation, and a doorway into the living room.



### Living Room

16'3 x 11'2 (max)

The laminate flooring from the entrance hall continues into the living room, which features a radiator, a bay window facing the front elevation, and a doorway leading to the kitchen/dining room.



### Kitchen/Dining Room

14'4 x 9'6

The kitchen is fitted with an attractive range of light wood grain-effect wall, base, and drawer units, along with display cabinets, all complemented by stainless steel handles and marble-effect work surfaces. These house a stainless steel single-drainer sink unit with a mixer tap. Integrated appliances include a stainless steel oven, a gas hob with a stainless steel surround, and an extractor hood above. There is space and plumbing for both a washing machine and a slimline dishwasher. Additional features include a radiator, an under-stairs storage cupboard,

recessed downlights in the ceiling, two windows overlooking the rear garden, and a UPVC double-glazed door that opens out to the paved patio area in the rear garden.



### Dining Area

### First Floor Landing

The landing offers access to the loft, a window facing the side elevation, and a deep built-in cupboard over the bulkhead housing the gas combination boiler. Doors open to all three bedrooms and the bathroom.



### Bedroom One

13'6 x 8'1

A window to the front elevation with a radiator positioned below.



## Bedroom Two

8'1 x 9'6

Featuring a window facing the rear elevation with a radiator below.



## Bedroom Three

6'6 x 5'7

A window to the front elevation with a radiator below.



## Bathroom

5'5 x 5'2

The bathroom features a modern white three-piece suite, including a P-shaped panel bath with an electric shower and protective screen, a dual-flush low-level

WC, and a pedestal wash hand basin. The walls are partially tiled, and the floor is finished with ceramic tiles. Additional features include a radiator and an opaque window facing the rear elevation.



## Externally

At the front of the property, there is a low-maintenance golden gravel garden with a paved pathway and a concrete driveway on the side leading to the garage and access to the rear garden. The low-maintenance rear garden features timber side access that opens to a paved patio area, a raised artificial lawn, a gravel section with a storage shed, and a raised decked patio area. Additional features include an outdoor light, a water supply, and access to the garage.

## Garage

16'5 x 8'2

The garage is equipped with power and light, a UPVC double-glazed window to the side elevation, an up-and-over garage door, and a UPVC double-glazed side access door.

## Mortgage Advice (Wrexham)

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.

## Services (Wrexham)

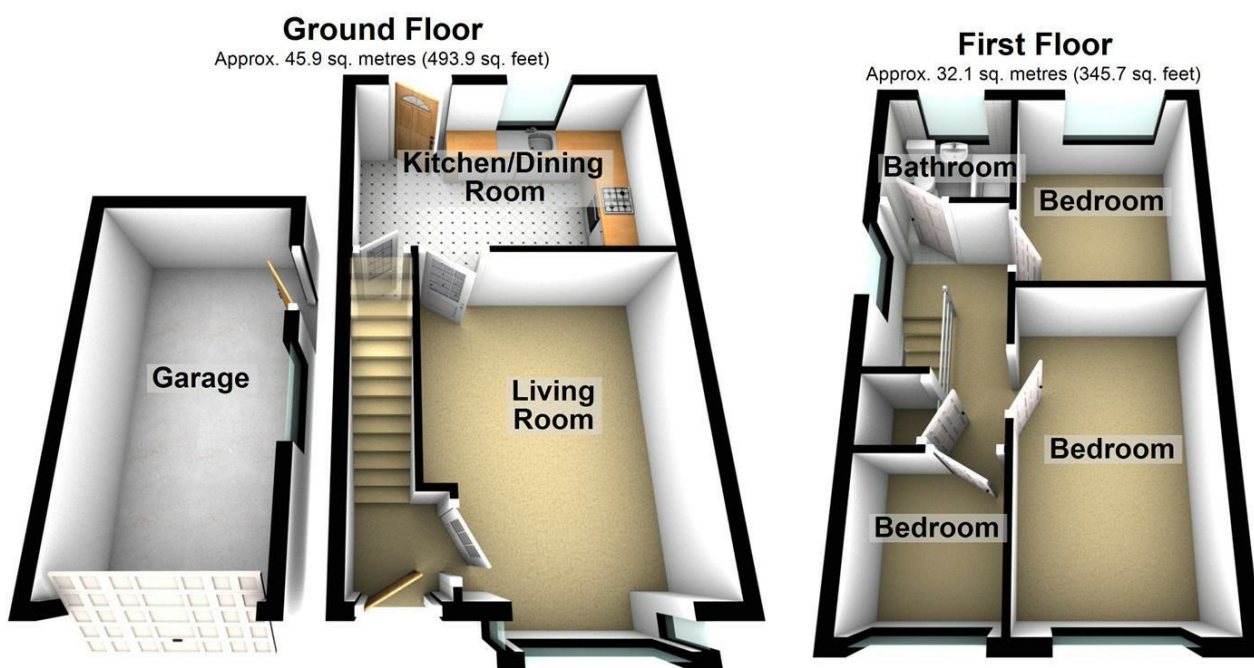
The agents have not tested any of the appliances listed in the particulars.

## To Make an Offer (Wrexham)

If you would like to make an offer, please contact a member of our team who will assist you further.

## Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.



Total area: approx. 78.0 sq. metres (839.7 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<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.