

Town & Country

Estate & Letting Agents

St. Andrews Crescent, Wrexham

Offers In Excess Of
£200,000



Located within a popular modern development, this three-bedroom semi-detached property offers easy access to the city centre, local motorway networks, schools, and a wide range of amenities. The property benefits from UPVC double glazing and gas central heating, with internal accommodation comprising an entrance hall with a cloakroom WC, a living room, and a kitchen/dining room on the ground floor. The first floor features a landing, three bedrooms, and a bathroom. Externally, the front of the property includes a lawn and shrub garden, a driveway for off-road parking, and timber side access leading to a sunny, south-facing rear garden.

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Description

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Externally, the front of the property includes a lawn and shrub garden, a driveway for off-road parking, and timber side access leading to a sunny, south-facing rear garden. This property is available with the advantage of no onward chain.

Entrance Hall

The property is entered through a double-glazed front door, opening into an entrance hall with a radiator, stairs leading to the first-floor accommodation, and doors to the cloakroom WC and living room.



Cloakroom WC

4'5 x 3'

Fitted with a dual-flush, low-level WC, a corner wash hand basin with tiled splashback, a radiator, and an opaque window facing the front elevation.



Living Room

14'1 x 11'8

Featuring a front-facing window with a radiator positioned below.



Kitchen/Dining room

15'2 x 9'6

The kitchen is fitted with an array of white wall, base, and drawer units,

complemented by stainless steel handles. The work surface includes a stainless steel single-drainer sink with a mixer tap and tiled splashback. Integrated appliances include a stainless steel oven, hob, and extractor hood, with space and plumbing for a washing machine. Additional features include a radiator, an under-stairs storage cupboard, and a double-glazed patio door opening to the south-facing rear garden.



First Floor Landing

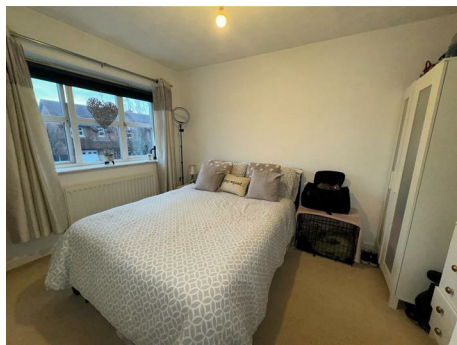
With access to the loft space, an opaque window facing the side elevation, and a deep built-in cupboard over the bulkhead housing the gas combination boiler. Doors lead to the bathroom and all three bedrooms.



Bedroom one

11'5 x 8'4

Featuring a front-facing window with a radiator beneath.



Bedroom Two

11'2 x 8'4

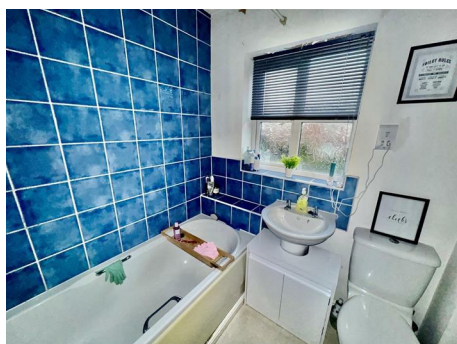
Fitted with two wardrobes and a luggage cupboard in a woodgrain effect with stainless steel handles, and featuring a rear-facing window with a radiator below.



Bedroom Three

8'1 x 6'2

Rear-facing window with a radiator below.



Bathroom

6'1 x 5'9

The bathroom is fitted with a three-piece

white suite comprising a panel bath with an electric shower above, a pedestal wash hand basin, and a dual-flush, low-level WC. The walls are partially tiled, and additional features include a radiator, an extractor fan set within the ceiling, and an opaque window facing the front elevation.



Externally

At the front of the property, there is a lawn and shrub garden with a paved pathway leading to the front door, alongside an outside courtesy light. A driveway provides off-road parking. externally, at the rear, timber-gated side access opens to a paved pathway leading to a patio area, with a predominantly lawn garden enclosed by timber fence panels and featuring an outdoor water supply.

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

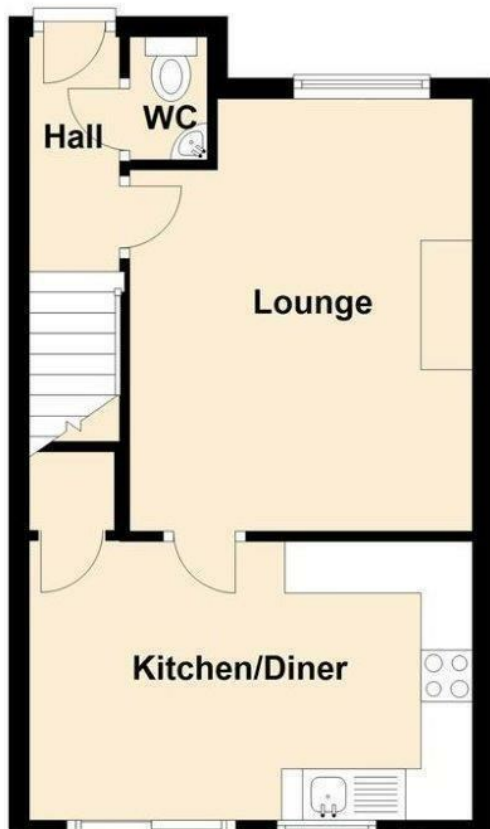
offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your 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.

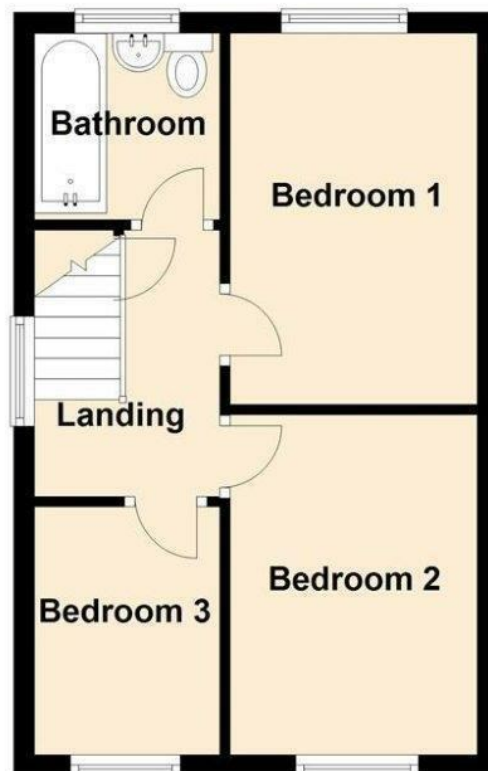
Additional Information

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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		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.