

# Town & Country

Estate & Letting Agents

Blantern Way, Wrexham

£279,950



Situated in this highly desirable suburb of Wrexham offering easy access to the city centre, local motorway networks, schooling and a host of day-to-day facilities, this detached, extended family home benefiting from gas central heating and UPVC double glazing comprises an entrance porch, reception hall with cloakroom WC off, living room, dining room, garden room kitchen and utility room completing the downstairs accommodation and the first floor landing offering access to a four piece bathroom suite and three good size bedrooms. Externally to the front of the property is off-road parking position to the front of a single garage and alongside lawn and shrub garden and gated side leads to an enclosed rear garden lawn and shrub with a paved patio area. This property is available with the benefits of no onward chain.

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## Externally Front

To the front of the property is off road parking positioned directly in front of a single garage and alongside lawn and shrub garden. There is an outside light and an iron gate opening to side access leading to the rear garden.

## Entrance Porch

The property is entered through a leaded double glazed UPVC front door which opens to quarry tiled floor, fitted store cupboard and timber panel and glazed internal door opening to the entrance hall.



## Reception Hall

4' x 8'4

An inviting entrance hall with oak flooring, a radiator, stairs off rising to the first floor accommodation, doors opening to the cloakroom WC and living room and a glazed door opening to the kitchen.



## Cloakroom

4'1 x 5'3

Installed with a white dual flush low level WC along with a pedestal wash hand basin with mixer tap and tiled splashback, the floor is ceramic tile with a radiator and a panel ceiling with a recessed downlights and an opaque window looking into the entrance porch.



## Living Room

14'5 x 11'3

Having a bay window facing the front elevation with a radiator below, along with a feature ornamental marble Adam style surround and an arched through weight leading to the dining room.



## Dining Room

7' x 8'4

With a radiator, a door opening to the kitchen and UPVC double glazed French doors opening to the garden room.



## Garden Room

11'4 x 9'4

With a radiator, a double glazed timber panel door opening to the rear garden and window offering an aspect of the rear garden.



## Kitchen

11'5 x 10'

The kitchen is installed with a range of lightwood grain effect wall, base and drawer units which are complimented by stainless steel handles. Ample work surface space houses a stainless steel one and a half bowl sink unit along with a mixer tap. Integrated appliances include a double oven with an electric hob and stainless steel extractor hood above, door opens to under stairs storage cupboard, the flooring is ceramic tile with the radiator, the ceiling panelled with four recessed downlights, a window faces the rear garden and an arched throughway leads to the utility room.



## Utility Room

10'2 x 7'9

Having a ceramic tiled floor and a fitted base unit housing a stainless steel single drainer sink unit with tiled splashback, radiator, space and plumbing for a washing machine with a door opening to the garage and a UPVC double glazed door and window to the garden.

## First Floor Landing

With access to the loft, an airing cupboard, a window facing the side elevation and doors off to the bathroom and to all three bedrooms.



## Bedroom One

12'9 x 10'3

Having a window facing the front elevation with a radiator below.



## Bedroom Two

11'3 x 9'8

Fitted with a range of wardrobes with sliding mirror doors and having a window facing the rear elevation with a radiator below.



## Bedroom Three

9'5 x 8'2

With a built in shelved cupboard over the bulkhead and having a window facing the front elevation the radiator below.



## Bathroom

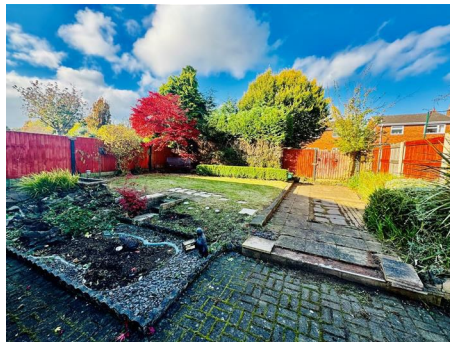
7'10 x 6'4

The bathroom is installed with a white three piece suite comprising a panel bath with a mixer tap, the dual flush low level WC, pedestal wash hand basin with a mixer tap and a separate shower enclosure with thermostatic shower. The flooring is ceramic tiled, the walls are fully tiled with a radiator and an opaque window facing the rear elevation and the ceiling is panelled with three recessed downlights.

## Garage

19 x 7'6

Accessed through an up and over garage door with power and light, access to the loft space above and with a wall mounted ideal logic gas boiler.



## 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

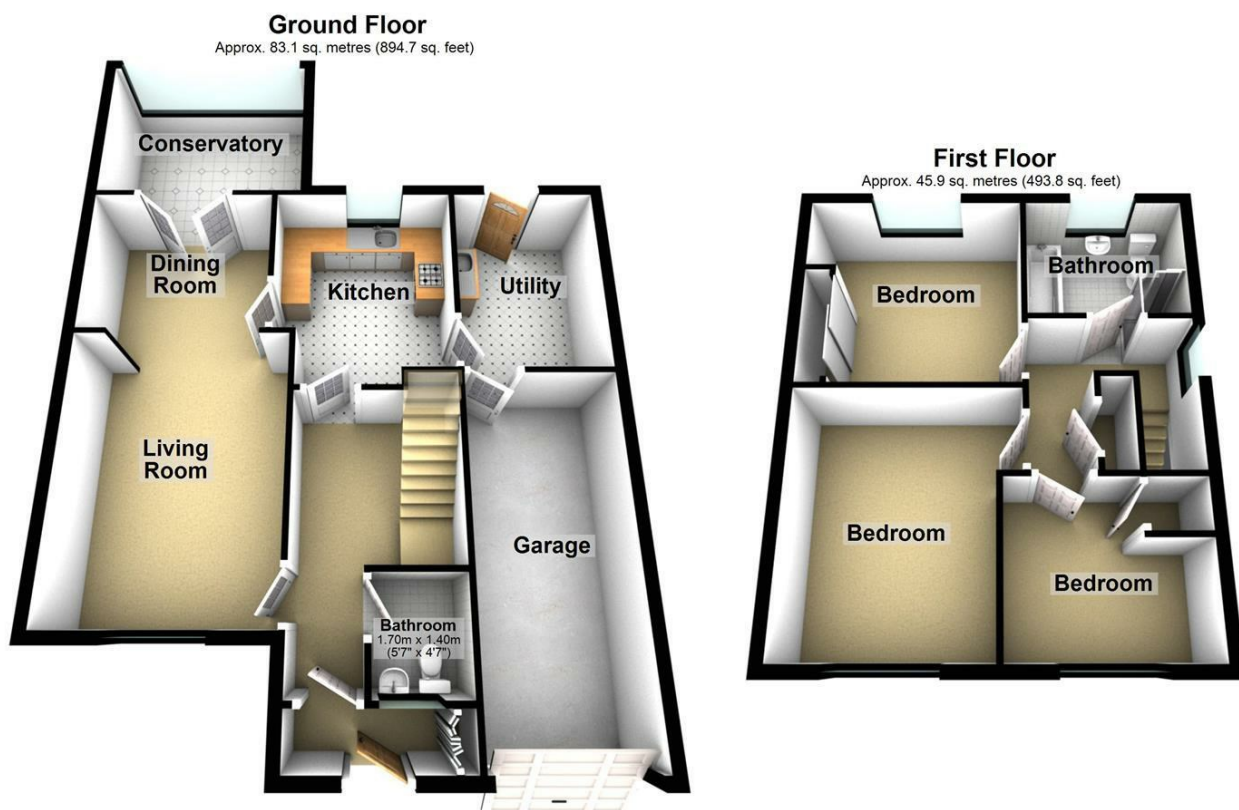
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies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



Total area: approx. 129.0 sq. metres (1388.6 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			83
(69-80) C		69	
(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	

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