

Town & Country

Estate & Letting Agents

Croesnewydd Road, Wrexham

£269,950



With the benefits of no onward chain this detached four bedroom family home forms part of a modern development conveniently positioned for easy access to the city centre, local motorway networks and a host of day-to-day amenities and facilities. Benefiting from both gas central heating and UPVC double glazing the property itself comprises an entrance hall with cloakroom WC off, a living room with an open through way to a dining area, kitchen and off the first floor landing is access to bedroom two, three and four along with a family bathroom and stairs off rising to the second floor principal bedroom which has en suite facility. Sold with the Benefit of NO ONWARD CHAIN.

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Externally Front

To the front of the property is a gravel and shrub forecourt with a driveway running along the side of the property to the detached garage, above the front door is a canopy with a courtesy light to the side. Gated timber access leads to the rear garden.



Entrance Hall

13' x 4'5

A double glazed front door opens to an entrance hall with timber laminate flooring, radiator, stairs off rising to the first floor accommodation with a storage cupboard below and doors off opening to the cloakroom WC, living room and kitchen.



Cloakroom WC

4'9 x 3'

Installed with a dual flush WC along with a corner wash hand basin with tile splashback, radiator and opaque window to the side elevation.



Living Room

10'6 x 14'5

With two radiators, a window facing the front elevation and an open through way to the dining room.



Dining Room

10'5 x 8'6

With a radiator, door opening to the kitchen and a double glazed patio door opening to the rear garden.



Kitchen

10'5 x 12'4

Fitted with a range of light woodgrain effect wall, base and drawer units complimented by stainless steel handles. Work surface space houses a stainless steel one and a half bowl sink unit with mixer tap and tiled splashback. Integrated appliances included stainless steel

double oven, gas hob and extractor hood. There is space and plumbing for a dishwasher and washing machine, a window faces the rear elevation, an opaque double glazed door opens to the side elevation.

First Floor Landing

With stairs off rising to the second floor landing, having a radiator and airing cupboard and doors off opening to the bathroom and bedroom two, three and four.



Bedroom Two

12'8 x 10'6

With a window facing the rear elevation, a radiator below and with a range of built-in wardrobes.



Bedroom Three

10'6 x 12'3 max

With a window facing the front elevation and radiator below.



Bedroom Four

9'8 x 7'6

With a window facing the rear elevation and radiator below.



Bathroom

5'8 x 7'7

Installed with the white three piece suite comprising a panel bath with central mixer tap and handheld shower extension, a dual flush low level WC, pedestal wash hand with mixer tap, partially tiled walls, radiator and opaque window facing the front elevation.

Second Floor Landing

A door off opens to the principal bedroom



Principle Bedroom

15'2 x 10'8 max

Fitted with three sets of double wardrobes, two

radiators, a Dorma window facing the front elevation and a skylight to the rear and the door off opening to the ensuite shower room.



En Suite Shower Room

7'6 x 7'2

Installed with a separate shower enclosure with thermostatic shower, dual flush low level WC and pedestal wash hand basin with mixer tap and tiled splashback, there is a radiator, access to the loft and skylight facing the rear elevation.



Rear Garden

With timber side access opening to a paved pathway predominantly lawned garden with shrubs and hedging towards the rear along with an outside light.

Garage

Detached brick built garage with pitched roof, power and light and an opened over garage door.

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.



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.

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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		
England & Wales		EU Directive 2002/91/EC