

# Town & Country

Estate & Letting Agents

Chester Road, Wrexham

£435,000



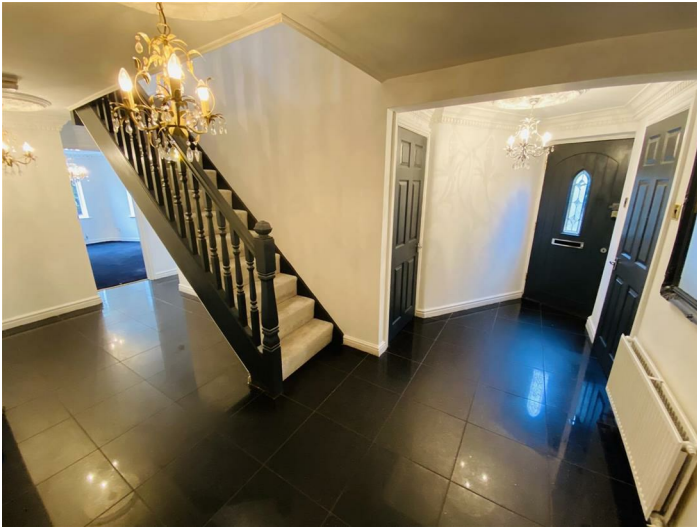
Situated off one of Wrexham's main thoroughfares this modern hexagonal shaped property offers light and spacious living accommodation benefiting from gas central heating and UPVC double glazing. Spread over three floors, internal accommodation in brief comprises a spacious and inviting entrance hall with a door off and stairs descending to the lower level sitting room, doors off opening to the cloakroom WC, kitchen, dining room and living room. Stairs rising to the upper floor accommodation with four spacious bedrooms, an office/walking wardrobe and a stunning bathroom suite. Externally to the front of the property is off-road tarmac parking with raised lawns and steps to either side of the main residence, one leading to the main entrance door. Either side of the property are predominantly lawn gardens which are both enclosed.

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## EXTERNALLY FRONT

With tarmac off-road parking directly to the front of the property and steps rising to both the front door and alongside the opposite side of the property leaving to the rear garden. Raised lawn beds and outside lighting.



## ENTRANCE HALL

The property is entered through a timber panel and lead glazed front door opening to an inviting entrance hall with porcelain tile flooring, ornate coving and ceiling rose a radiator, store/cloaks cupboard and doors off to the lower level cinema room, cloakroom WC, kitchen, dining room and living room



## CLOAKROOM W/C

6'5" x 3'5"

Installed with a corner dual flush low level WC, glass wall mounted wash hand basin with mixer tap above, ceramic floor with matching tile walls, chrome heated towel rail, extractor fan, recessed downlights set within the ceiling and then opaque window to the side elevation.



## SECOND SITTING ROOM

A spacious second sitting room with two windows facing the front elevation recessed downlights set within the ceiling.





**DINING ROOM**  
14'3" x 18 feet max

With windows facing front side elevations, a radiator, ornate coving with Matching Central ceiling rose and doors opening to the kitchen and living room.



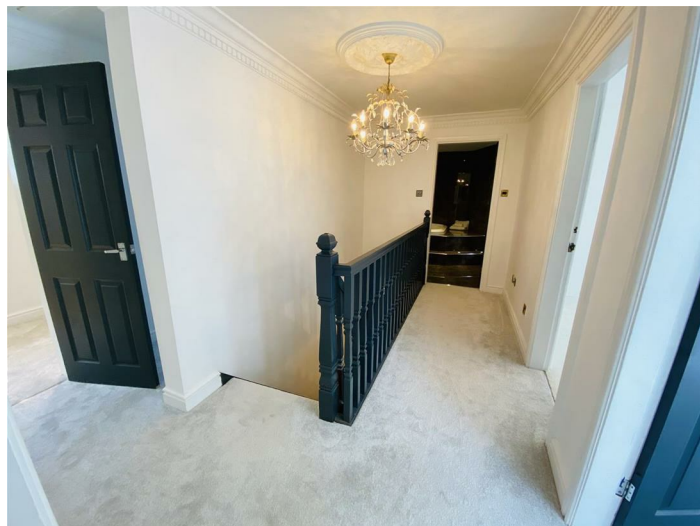
**KITCHEN**  
17'7" x 17 feet max

A Clive Christian kitchen fitted with a range of inset wall base and drawer units double granite work surfaces with complementary Island unit And housing a double bell fast sink unit with mixer tap. Integrated appliances include a five ring gas hob with extractor hood above a stainless steel coffee maker Combination oven microwave and grill warming drawer below, A stainless steel steamer, Dishwasher fridge and freezer all of which are complimented by a floor to ceiling dresser with integrated display cabinets. Porcelain tile floor flows in from the entrance hall, there is a radiator recessed downlights central ceiling rose, a window to the side elevation and a timber panel leaded glazed back door off. Directly outside the Back door is a UPVC door opening to a laundry cupboard with plumbing for a washing machine and housing the ideal logic combination boiler.



**Living Room**  
19'5" x 18'0" max

With two windows facing the front elevation, and one to the side elevation, a radiator and a cast iron open fireplace, ornate coving and two Ceiling roses



**First Floor Landing**

With ornate coving, ceiling rose banister and balustrades doors off to four bedrooms and the family bathroom, and office/study/Walk in wardrobe/Ensuite shower room





**Principle Bedroom**

14'6 x 17'6 max

Having a window facing the front elevation, a radiator and recessed downlights set within the ceiling



**Study/ Walk in Wardrobe**

9'5 x 4'7

With recessed downlights and a high-level opaque window to the front elevation. This room could also be converted to an ensuite to service the principal bedroom as it already has hidden provision for a shower.



**Bedroom Two**

16'8 x 8'7

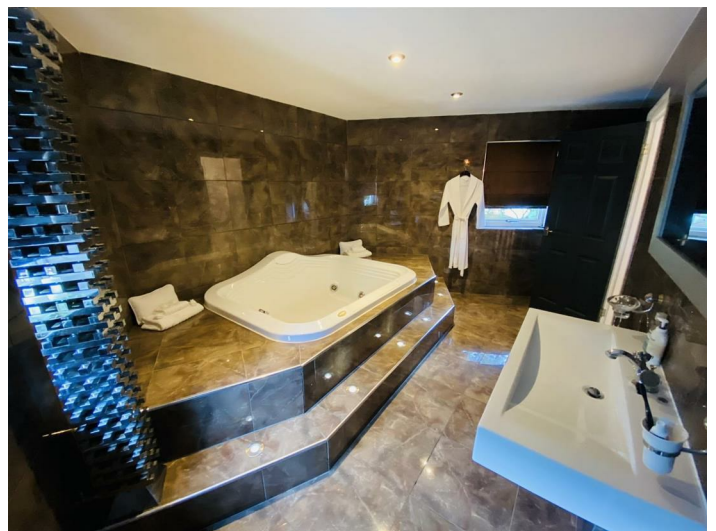
Window to side elevation with a radiator below and comes with a range of mirror fronted wardrobes.



**Bedroom Three**

16'8 x 8'7 max

Windows to the side elevation with the radiator below comes with a range of mirror fronted wardrobes.



**Bedroom Four**

8'7 x 7'3

Window to the front elevation radiator and recessed downlights

**Bathroom**

16'3 x 9'1 max

Installed with an oversized sunken spa bath with Jacuzzi whirlpool, dual flush low level WC, a wall mounted double size wash hand basin with mixer tap, designer chrome radiator windows to either side elevation recessed downlights set within the ceiling fully marble tiled flooring and walls.



## Gardens

The property has two gardens positioned to either side, predominantly laid to lawn with a paved patio area and enclosed by hedging and to the opposite side a predominantly lawned garden, again with a timber built covered store shed and enclosed by fence panelling with an outside 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.

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.

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