

Town & Country

Estate & Letting Agents

Garden Court, Wrexham

Offers In The Region Of
£360,000



Ideally located in a lovely, quiet cul-de-sac just a short walk from the Chester Road this well maintained detached family home enjoying the benefits of gas central heating and predominantly UPVC double glazed in brief comprises a vestibule opening to a welcoming reception hall with cloakroom WC off, partially glazed double doors open to a generous size living room. Whilst the rear of the ground floor contains a dining room, kitchen and utility room. The first floor landing offers access to the family bathroom and three bedrooms the principle of which enjoys ensuite facilities. Externally to the front of the property is ample off-road parking alongside a lawned garden which leads to a carport which is positioned to the front of the garage. Gated side access leads to an enclosed rear garden which is also laid to lawn and has both a gravel seating area and paved patio area along with well stocked gravel and shrubbed borders.

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Externally Front

Located within an a quiet cul-de-sac, the property is approached over a concrete driveway alongside predominantly lawn gardens which leads to a carport positioned to the front of the garage with paved pathway leading through an iron gate and to the rear garden. Alongside the main entrance door is an external courtesy light.

Vestibule

7'8 x 3'5

The property is entered through an opaque UPVC double glazed door which opens to ceramic tile flooring and a glazed internal door and side panel opening to the reception hall.



Reception Hall

13'10 x 6'8

Having ceramic tile flooring, radiator, stairs of rising to the first floor accommodation with cloakroom WC below, partially glazed double doors open to the living room and internal door off opening to the and utility room.



Cloakroom WC

Installed with a low level WC and wash hand basin with tiled splashback along with opaque single glazed window facing the side elevation.



Living Room

18' x 11'10

With UPVC double glazed windows facing both front and side elevations, two radiators and featuring an electric fire with an Adam style surround, door off opening to the dining room.



Dining Room

8'6 x 10'

With a UPVC opaque double glazed window facing the side elevation, a radiator and UPVC double glazed French doors opening to the rear garden paved patio area, door off opens to the kitchen.



Kitchen

9' x 8'6

With a UPVC double glazed window facing the rear elevation the kitchen is fitted with light oak style wall, base and drawer units with worksurface space housing a stainless steel single drainer sink unit with mixer tap and tiled splashback, there is space for a cooker and fridge, a wall mounted gas Combi boiler, a radiator and ceramic tile floor with door off opening to the utility room.



Utility Room

7'6 x 5'4

Installed with light oak style wall and base units with work surfaces housing a stainless steel single drainer

sink unit with mixer tap and tiled splashback space and plumbing for a washing machine, a radiator, a single glazed window facing the rear elevation and a single glazed door opening to the rear garden.

First Floor Landing

With a UPVC double glazed window facing the side elevation, two deep built in storage cupboards and doors off opening to the family bathroom and to all three bedrooms, the principle of which enjoys ensuite facilities.



Principle Bedroom

13'1 x 9'1

Having a built in wardrobe, two UPVC double glazed windows facing the rear elevation, radiator and door off opening to the ensuite.



En suite

4'7 x 5'8

Installed with a white suite comprising a shower enclosure with thermostatic shower, low-level WC and pedestal wash hand basin, partially tiled walls with a radiator and then opaque UPVC double glazed window facing the rear elevation along with a ceramic tile floor.



Bedroom Two

13'1 x 9'2

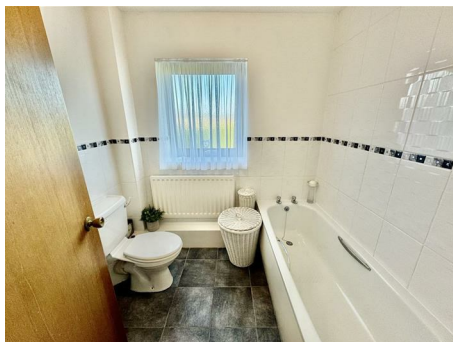
With a UPVC double glazed window facing the front elevation with a radiator below and having a built in wardrobe.



Bedroom Three

11'9 x 8'3 max

Having a window facing the front elevation with a radiator below and a built-in cupboard, utilising the bulkhead space.



Bathroom

6'1 x 6'7

The bathroom is installed with a modern white suite comprising a panel bath, low-level WC, pedestal wash hand basin, partially tiled walls with a radiator and opaque UPVC double glazed window facing the rear elevation along with a ceramic tile floor.



Rear Garden

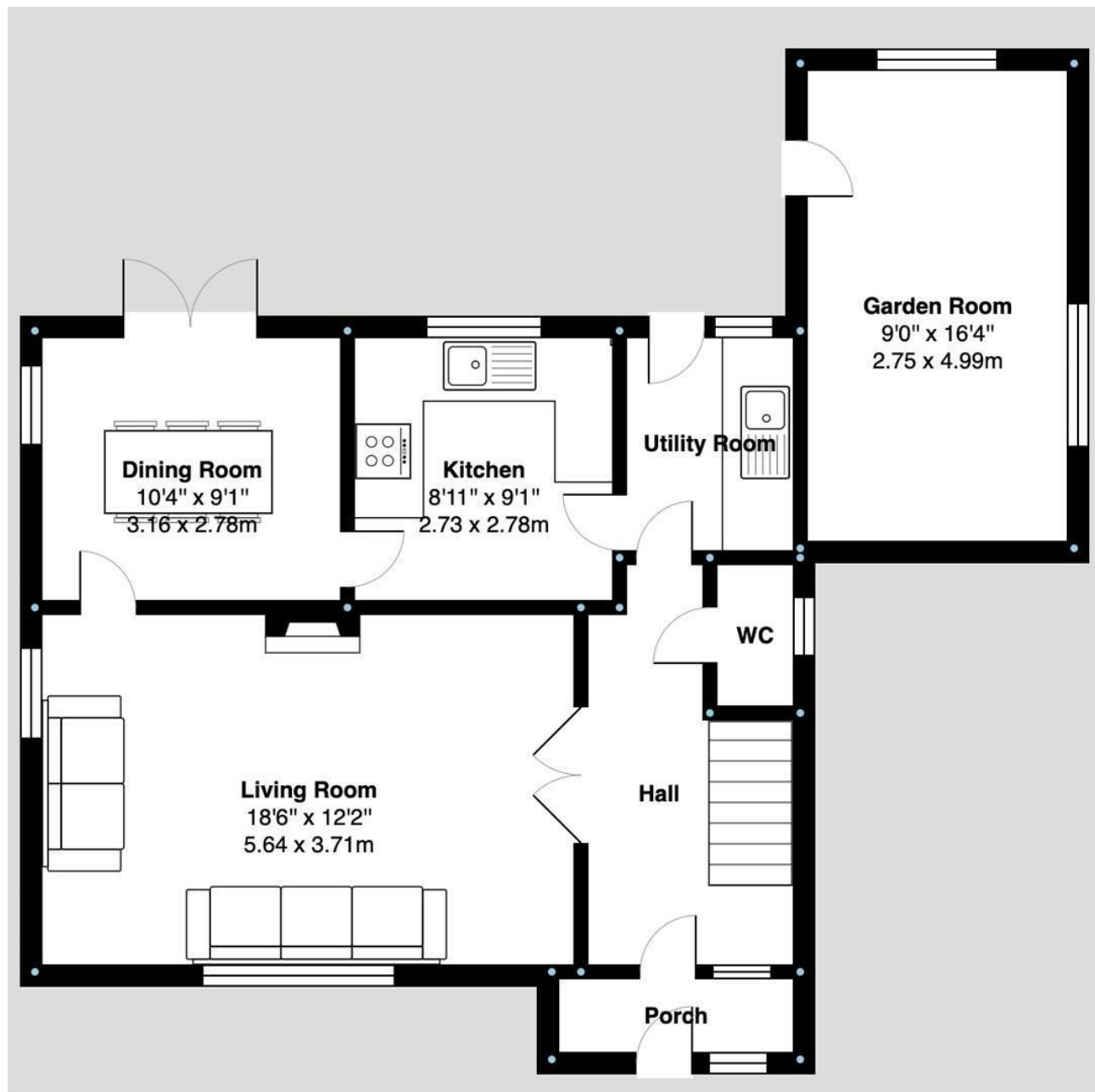
With a covered area over the back door and the access door to the garage, a paved patio area and a lawn garden with well stocked gravel and shrub borders along with a gravel seating area positioned to the side. There is outside lighting and the whole garden is enclosed by a combination of timber fence panels to the side and hedging to the rear.



Garage

16'5 x 8'7

Accessed from the front through an up and over garage door which opens to a garage with single glazed windows to the side and rear elevations, power and light. The vendor currently uses this as a garden sitting room given its proximity to the rear garden.



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

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