

# Town & Country

Estate & Letting Agents

Ithens Way, Wrexham

£330,000



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## Externally Front

To the front of the property is a block paved driveway and pathway dissecting a gravelled and lawn garden with established shrubs with a canopy with light above the front door and iron gated side access leading to the side and rear garden.

## Entrance Hall

6' x 5'6

The property is entered through a stain glass and leaded UPVC double glazed door with opaque side panel which opens to ceramic tile flooring, a radiator and doors opening to the living room and cloakroom WC.



## Cloak Room WC

5'2 x 2'6

Installed with a hidden cistern dual flush low level WC along with a vanity unit with wash hand basin and mixer tap. The floor is ceramic tile, the wall is partially tiled with a radiator and opaque window facing the front elevation.



## Living Room

13'1 x 10'9

With a bay window facing the side elevation, a radiator, a door off opening to the inner hallway and an open through way to the dining room.



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



## Dining Room

10'3 x 9'3

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

## Inner Hallway

With timber laminate flooring, a radiator, stairs off rising to the first floor accommodation with an opaque window at the half landing and storage cupboard below. Doors off open to the kitchen and to the sitting room/ground floor bedroom.



## Kitchen

10' x 9'6

The kitchen is fitted with an array of attractive shaker style wall, base and drawer units which are complimented by stainless steel handles and wood grain effect work surfaces housing a stainless steel one and a half bowl sink unit with mixer tap. Integrated appliances include a double oven along with a stainless steel hob with extractor hood above, a fridge/freezer and there is space and plumbing for a washing machine and dryer. The flooring is timber laminate with

recessed downlights within the ceiling, a window facing the rear elevation and a UPVC double glaze opaque door opening to the properties side elevation.



## Bedroom Four / Study

16'4 x 7'8

This versatile room has a window facing the front elevation, a radiator below and timber laminate flooring.



## First Floor Landing

Having access to the loft and doors off opening to the airing cupboard which is shelved and has a light and to the bathroom and to three bedrooms.





## Bedroom One

12'4 x 10'4

With a radiator and window facing the rear elevation.



## Bedroom Two

10'4 x 10'2

Fitted with a range of wood grain floor to ceiling wardrobes running along the length of one wall with a mirror insert, a window facing the side elevation with radiator below.



## Bedroom Three

9'1 x 6'5

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



## Bathroom

6'5 x 6'5

Installed with a contemporary white suite comprising a panel bath with mixer tap and electric shower along with the protective screen above, a dual flush low level WC and pedestal wash hand basin, the flooring is timber laminate with partially tiled walls, a chrome heated towel rail and then opaque window facing the rear elevation.



## Garage

A detached pitched roof double garage with a UPVC double glaze window to the side elevation, a side access door, power and light and access from the front through a double up and over door.



## Externally Rear

The side and rear gardens are predominantly laid to lawn with a concrete pathway along with gated access opening to the properties off-road parking which is positioned in front of the double garage which itself has a golden gravel storage area behind.



## 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.

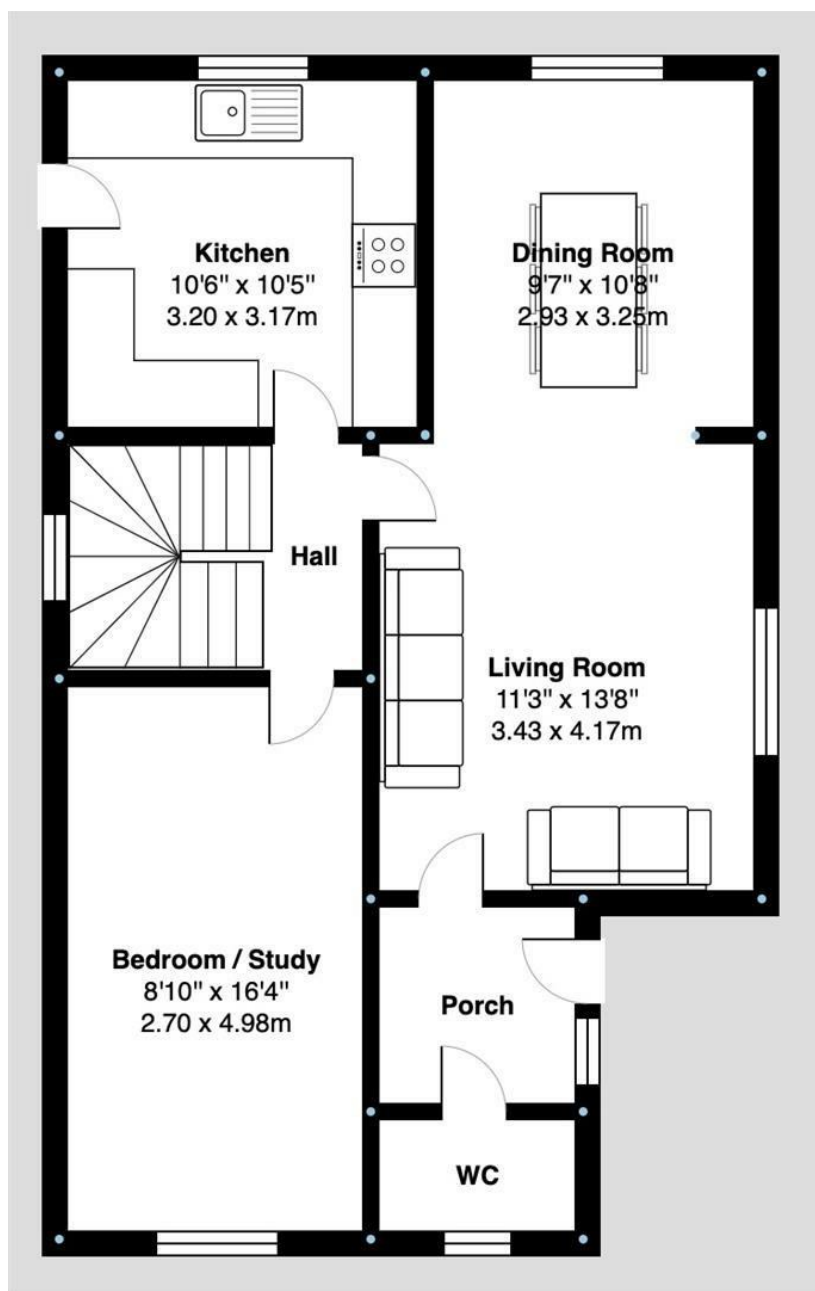
## Mortgage Advice

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.



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		
<b>England &amp; Wales</b> <span>EU Directive 2002/91/EC</span>		

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.