

# Town & Country

Estate & Letting Agents

Cardigan Road, Wrexham

Offers In Excess Of  
£235,000



Situated within this popular location in the suburbs of Wrexham, this extended semi detached property benefiting from UPVC double glazing and gas central heating comprises an entrance hall, living room, dining room, sitting room, garden room and the kitchen completing the ground floor accommodation and a first floor landing offering access to a family bathroom into four bedrooms the principal of which has ensuite facilities.

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## Externally Front

To the front of the property is a low brick wall with iron railings and brick block off-road parking.



## Entrance Hall

12'8 x 5'5

The property is entered through an opaque composite double glazed front door which opens to timber laminate flooring, a radiator, stairs off with spindle balustrades rising to the first floor accommodation.



## Living Room

13'6 x 11' max

With timber laminate flooring, a feature fireplace, a radiator and bay window to the front elevation along with an arched through way which leads to the dining room.



## Dining Room

8'5 x 8'5

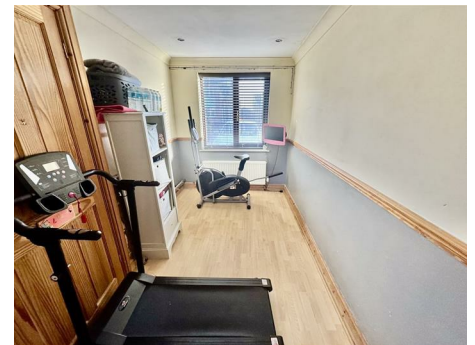
With a continuation of the timber laminate flooring from the living room and having a radiator.



## Kitchen

15'2 x 7'9

The kitchen is fitted with an array of dark blue wall, base and drawer units complimented by stainless steel handles and granite work surfaces housing stainless steel single drainer sink unit with adjustable mixer tap and tile splashback. There is space for a range cooker, housing for a fridge freezer, space and plumbing for a washing machine. The flooring is ceramic tile with recessed downlights set within the ceiling, a window to the rear elevation and an arch through way to the garden room.



## Sitting Room

12'8 x 6'4

With timber laminate flooring, a window to the front elevation with a radiator below, recessed downlights set within the ceiling.

## Garden Room

13'8 x 7'18

Having a radiator, ceramic tile floor windows to the ceiling and rear elevations and UPVC double glazed French doors opening to the roof garden.

## First Floor Landing

With a continuation of the spindle balustrades and banister from the entrance hall to a landing with access to the loft space and doors off to all four bedrooms and to the bathroom.



**Bedroom One**

15'4 x 6'5

Having a window to the front with a radiator below.



**Bedroom Three**

9'5 x 10'2

Windows the rear, radiator



**Garden**

Low maintenance rear garden being predominantly paved within artificial lawn and enclosed by series of timber fence panels along with outside lighting and water supply



**En suite**

5'7 x 6'5

Installed with a three-piece white suite comprising a corner shower enclosure, low-level WC, a corner wash hand basin with fully tiled walls radiator and opaque window to the rear.



**Bedroom Four**

7'5 x 6'8

Window to the front elevation, radiator .



**Bedroom Two**

10'6 x 9'5

Window to the front elevation, radiator



**Bathroom**

6'8 x 5'2

Installed with a panel bath with mixer tap , dual flush low level WC, vanity unit with wash hand basin, fully tiled walls with a radiator and an opaque window to the rear.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	