

# Town & Country

Estate & Letting Agents

Spring Gardens, Wrexham

£210,000



Forming part of a modern development offering easy access to Wrexham City Centre and a host of day-to-day amenities, this three-bedroom semi-detached property is available with the benefits of no onward chain. Having both gas central heating and UPVC double glazed windows the property itself comprises an entrance hall with cloakroom WC off, a kitchen, living room with glazed double doors off opening to the dining room which internally has UPVC double glazed French doors which opens to the conservatory. The first-floor landing has access to the family bathroom and to three bedrooms, the principle of which enjoys Ensuite facilities. Externally to the front of the property is a small lawn garden along with an off-road parking space position to the front of the single garage. The rear garden enjoys a sunny southerly facing orientation and this predominantly laid lawn and enclosed by timber fence panels.

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## Externally front

To the front of the property is a small lawn garden with off-road parking positioned to the front of the garage. A brick block pathway sits to the front of the main entrance door which has a courtesy light to the side and a canopy above.

## Entrance hall

The property is entered through an opaque UPVC double glazed front door which opens to timber laminate flooring, a radiator, stairs off rising to the first floor accommodation with a store cupboard below and internal doors opening to the cloakroom WC kitchen and living room.



## Cloakroom WC

4'7 x 2'3

With a small opaque window facing the front elevation and installed with a low-level WC, radiator and pedestal wash hand basin with tiled splashback.



## Living room

13'6 x 8'3

With timber laminate flooring, a window facing the front elevation with the radiator below and double glazed doors off opening to the dining room.



## Dining room

10 x 7'2

With a continuation of the timber laminate flooring from the living room to the dining room with a radiator and UPVC double glazed French doors opening to the conservatory.



## Conservatory

9'2 x 8'1

With ceramic tiled flooring, the conservatory is constructed of a low brick wall with a UPVC double glazed frame and integrated door opening to the rear garden.



## Kitchen

9'5 x 7'4

The kitchen is fitted with a coloured light wood grain effect wall base and drawer units with work surfaces housing a stainless steel single drainer sink unit with mixer tap and tiled splashback. Integrated appliances include stainless steel oven hob and extractor hood, there is space for a fridge freezer and plumbing for a washing machine. A window faces the rear elevation and the door off opens to the garage.

## First floor landing

With access to the loft, a radiator, and opaque window facing the side elevation and doors off opening to the bathroom and all three bedrooms.



## Bedroom one

12 x 7'10

Having a built-in double door wardrobe/store cupboard, a window facing the front elevation with a radiator below and a door off opening to the ensuite shower room.



## Ensuite shower

4'10 x 4'7

The ensuite is installed with a three-piece white suite comprising a corner shower enclosure with electric shower, a low-level WC and pedestal wash hand basin. The walls are partially tiled with a radiator and an opaque window facing the front elevation and set in the ceiling is an extractor fan.

## Bedroom two

9'4 x 7'7

With a window facing the rear elevation and radiator below.

## Bedroom three

6'3 x 7'1

With a window facing the rear elevation and radiator.

## Bathroom

9 x 5'2

The bathroom is installed with a white three-piece suite comprising a panel bath low-level WC and pedestal wash hand basin, the walls are partially tiled, there is an extra extractor fan within the ceiling and a built-in shelves store cupboard houses the Worcester gas combination boiler.



## Rear garden

The rear garden enjoys a sunny southernly facing orientation. It is predominantly laid lawn and enclosed by fence panels.



## Garage

16'7 x 8'6

Access from the front through the up and over garage door having power and lights and a partially glazed timber rear access door.

## 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.

