

# Town & Country

Estate & Letting Agents

Ffordd Hooson, Wrexham

£329,950



Situated within this highly regarded residential suburb of Wrexham this beautifully maintained property sits on a generous size plot benefiting from UPVC double glazing along with gas central heating. With internal accommodation comprising a vestibule, an inviting entrance hall, living room with glazed double doors off opening to a dining room, a kitchen breakfast room with a utility room off, and the first floor landing which offer access to three good sized bedrooms and a lovely contemporary bathroom suite. Externally, double iron gates open to block paved off-road parking to the front of a single garage and alongside predominantly ample lawn with established shrub boards. Timber gates to the side of the property open to an attractively landscaped rear garden with paved pathways and patio areas to both front and rear elevations and established and well stocked scrubbed borders.

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## Externally Front

Double iron gates open to attractive block paved off-road parking leading to the single garage and main entrance door with outside courtesy light and alongside a lawned garden with established shrub borders. Timber gates to the side of the property allow access to the rear garden.

## Vestibule

The property is entered through UPVC opaque double glazed doors which open to a vestibule with quarry tile flooring and a glazed timber panel door opening to the entrance hall.



## Entrance Hall

10'8 x 7'

An inviting and spacious entrance hall, with an inset doormat well, stairs off rising to the first floor accommodation with storage cupboard below and having a radiator, a Coved ceiling with ceiling rose.



## Living Room

15'6 x 12'

With a bay window facing the front elevation with a radiator below, a coved ceiling with central ceiling rose and featuring a living flame gas fire within a marble hearth and surround. further radiator on side wall. Glazed double doors off opening to the dining room.



## Dining Room

9'6 x 9'4

With a serving hatch from the kitchen, a radiator, coved ceiling and ceiling rose along with double glazed Aluminium French doors which open out to the rear garden.



## Kitchen Breakfast Room

11'6 x 10'

Fitted with a range of solid oak wall, base and drawer units with ornate handles and display cabinet. Ample work surface space houses stainless steel one and a half bowl sink unit with mixer tap. There is an integrated fridge along with space for a range cooker with an extractor hood above. The walls are partially tiled, ceramic tiled floors, a window facing the rear elevation, radiator and a glazed door opening to the utility room.



## Utility Room

8'9 x 5'3

Having a ceramic tile floor, a wall mounted electric heater, a timber panel ceiling, space and plumbing for a washing machine, a door opening to the garage and a glazed timber panel door which opens to the rear garden.



## First Floor Landing

With a window facing the side elevation, a radiator, a coved ceiling with ceiling rose, access to the fully boarded loft space via retractable ladder, doors off opening to all three bedrooms and to the bathroom.



## Bedroom One

14'8 x 10'6

Fitted with an array of bedroom units comprising wardrobes with luggage cupboards above and dressing table with mirror and

drawers below. A bay window facing the front elevation with a radiator below, the coved ceiling with ceiling rose and a further built in shelved cupboard.



### Bedroom Two

11'8 x 9'8

With a window facing the rear elevation and radiator below, a coved ceiling and a built-in wardrobe with a luggage cupboard above.



### Bedroom Three

8'7 x 8'2

Currently used as a television room, benefiting from a built in wardrobe, a coved ceiling, a window to the front elevation with a radiator below



### Bathroom

7'3 x 7'8

A beautiful contemporary bathroom suite comprising an L shaped bath with dual head thermostatic shower above with protective screen, a dual flush low level WC, a vanity unit housing a wash hand basin with mixer tap. Fully tiled walls with an extractor fan in set along with opaque windows facing both side and rear elevations. Mounted to the wall is a chrome heated towel rail and a built-in shelved linen cupboard housing a radiator.

### Garage

16'8 x 8'2

Accessed from the front through an up and over garage door, or through the utility room. Benefiting from having power and light



### Rear Garden

Rear garden.

An attractive landscaped and enclosed rear garden with paved pathways and patio areas to both front and rear elevations with a central lawn and well stocked established borders. Having a timber shed, outside lighting and water supply all of which is enclosed by concrete posts and timber fence panelling.

### 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.

