

# Town & Country

Estate & Letting Agents

Kings Oak Court, Wrexham

£275,000



Situated within a quiet cul-de-sac offering access to Wrexham City Centre and to a host of day-to-day amenities and facilities, this detached four bedroom property which has UPVC double glazing throughout and has gas central heating in brief comprises of an entrance hall, living room with an arched through way to the dining room, kitchen utility room and shower room completing the ground floor accommodation, the first floor landing offers access to four bedrooms and a family bathroom. Externally to the front of the property is a lawn garden with a driveway leading to a single garage and timber side access leads alongside the property to a rear garden which is predominately laid lawn and shrub area with a decked patio, shed and summer house.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345



## Externally front

To the front of the property is driveway off-road parking leading to a single garage. In front of the main access door is a porch with a courtesy light to the side and quarry tile floor and timber side access leads to the rear garden.

## Entrance hall

Leaded double glazed UPVC door opens to an entrance hall with a radiator, stairs off rising to the first floor accommodation and doors opening to the living room and kitchen.



## Living room

14'6 x 12'4

Having a window facing the front elevation with a radiator below, an ornamental fireplace and an arched through way leading to the dining room.



## Dining room

11'9 x 10

Having a serving hatch from the kitchen with a radiator

below and UPVC double glazed French doors opening to the rear gardens paved patio area.



## Kitchen

11'5 x 10

Fitted with a light wood grain affect wall base and draw units with work surfaces housing a stainless steel single drainer sink unit with tiled splashback. Integrated appliances include a stainless steel oven hob and extractor hood. The floor is ceramic tiled, a window faces the rear elevation, a radiator and doorway opening to the utility room.



## Utility room

11'5 x 7'8

The utility room has a continuation of ceramic tile floor from the kitchen, a radiator, a work surface with a tile splashback and space for plumbing below for a washing machine with wall mounted cupboards above, there is a water supply, a window facing the rear elevation along with an opaque UPVC double glazed back door and door opens to the shower room.



## Shower room

Installed with a corner shower enclosure with electric shower, low-level WC and wash hand basin with fully tiled walls, a ceramic tile floor, a radiator and an opaque window facing the side elevation.

## First floor landing

Having a small high-level window to the side elevation, access to the loft, airing cupboard and doors opening to all four bedrooms and the bathroom.



## Bedroom one

12'1 x 10

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



## Bedroom two

10 x 8'6

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



## Bedroom three

9'8 x 8'6

With a window to the rear elevation with a radiator below.



## Bedroom four

9'8 x 7'8

With a window facing the front elevation and radiator below.



## Bathroom

6'7 x 6

Installed with a three-piece white suite comprising a panel bath with Victorian style mixer tap and shower extension, a low-level WC and pedestal wash hand basin, ceramic tile floor, fully tiled walls with a radiator and opaque window to the side elevation.

## Garage

A single garage with an up and over garage door, electric power and light.



## Rear garden.

Predominantly laid lawn with shrub area, with borders paved pathways and patio area to the rear and side, along with a deck patio area, timber shed and summer house



## 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.

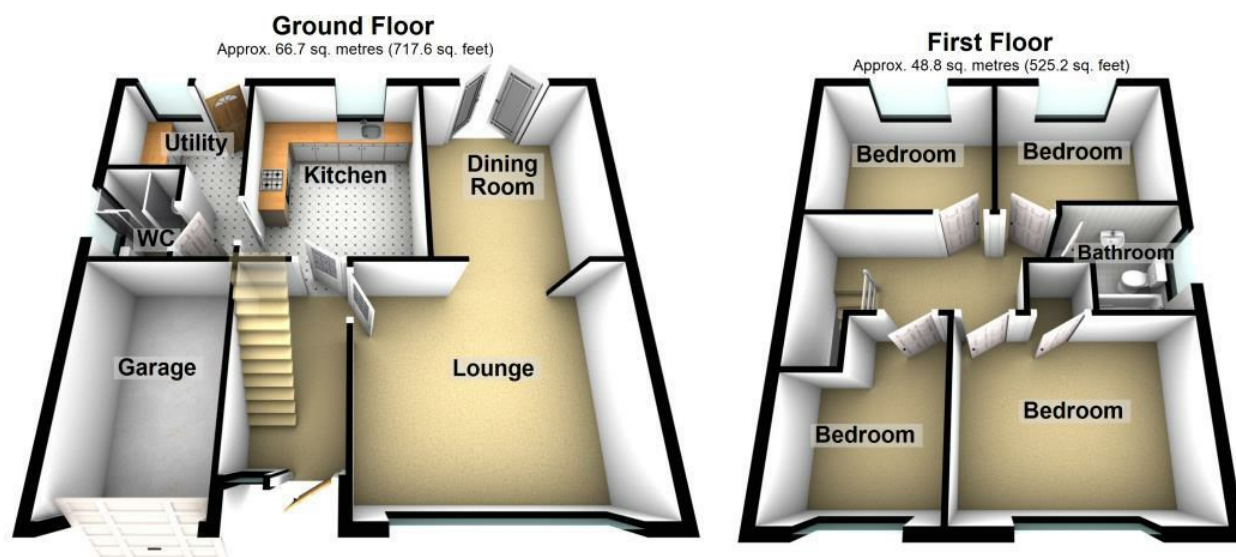
Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

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.



Total area: approx. 115.5 sq. metres (1242.8 sq. feet)

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 68      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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.