

# Town & Country

Estate & Letting Agents

Kingsmill Road, Wrexham

£199,950



This well presented three bedroom, semi detached home conveniently situated for easy access to Wrexham and sitting on fan shaped plot, therefore having a generous frontage for ample off-road parking. The property itself comprises an inviting entrance hall, living room, kitchen/dining room fitted with a range of wood grain effect wall base and drawer units and a first-floor landing offering access to all three bedrooms and to an attractive three-piece bathroom suite. Externally, double gates to the front open to ample printed concrete off-road parking with timber side access opening to the rear garden which again is a continuation of the low maintenance pattern and concrete and offers access to a brick outbuilding.

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## Entrance hall

11'8 x 6'7

A UPVC double glazed door opens to timber laminate flooring and an inviting entrance hall with a radiator, a window to the side elevation, partially glazed doors off opening to the living room and kitchen/dining room and stairs off rise to the first floor accommodation with a pine banister and balustrades and a storage cupboard below.



## Living room

13'1 x 11'8

With a continuation of the laminate flooring from the entrance hall to a living room with a window facing the front elevation and having a tower anthracite column radiator and a wall mounted remote control electric fire.



## Kitchen/dining room

20'3 x 9'7

The kitchen is fitted with a range of attractive wood grain style wall, base and drawer units which are complimented by stainless steel handles. Ample work surfaces incorporate a breakfast bar and housing a stainless steel single drainer sink unit with mixer tap and tiled splashback, display cabinets accompany the units and integrated appliances comprise a double oven, Gas hob with extractor hood above and dishwasher. The flooring is ceramic tiled with two windows facing the rear elevation, a radiator and an opaque UPVC double glazed back door off.



## First floor landing

Having a window facing the side elevation with a radiator below, access to the loft and door off opening to the bathroom and to all three bedrooms.



## Bathroom

7'5 x 5'4

The bathroom is installed with an attractive white suite comprising a panel bath with thermostatic shower and protective folding screen above, a low-level WC, a vanity unit with mixer tap and a column style radiator incorporating a chrome heated towel rail. The flooring is ceramic tile the ceiling UPVC panel With recessed downlights and the walls are also panelled with two opaque windows facing the rear elevation.



a window face is the rear elevation of the radiator below.

## Bedroom three

8'10 x 6'5

Having a fitted double wardrobe with double sliding doors both with mirror inserts, timber laminate flooring, a fitted cabin bed along with a window facing the front elevation with a radiator below.

## 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.

## 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.



## Bedroom one

11'7 x 9'5

Fitted along the length of the bedroom are fitted wardrobes with tri-folding doors with mirror inserts, there is a radiator and a window faces the front elevation.



## Externally front

The property sits on a fan shaped plot and therefore has a large frontage access through double iron gates which open to ample pattern concrete off-road parking with a shrubbed flower bed and hedging. A timber gate opens to the rear garden.



## Bedroom two

11 x 8'5

With timber laminate flooring, fitted double wardrobe with double sliding doors and one mirror insert which also houses the Baxi gas combination boiler,



## Rear garden

The enclosed rear garden is a continuation of the pattern concrete from the front. There is an outside water supply and access to a brick outbuilding.

## Brick outbuilding

9'2 x 7'6

With power and light and the window facing 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 most 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.

