

# Town & Country

Estate & Letting Agents

Oakfield, Wrexham

£180,000



Ideally located within a quiet cul-de-sac offering easy access to the city centre as well as countryside, a host of day-to-day facilities and local motorway networks. This stunning two bedroom semidetached property should be viewed to be fully appreciated. Enjoying the benefits of gas central heating along with UPVC double glazing. In brief the property comprises an entrance porch, vestibule, an open plan kitchen and living room with engineered oak flooring throughout and fitted with a range of attractive contemporary units,. Two double bedrooms and a beautiful three-piece shower room. Externally to the front are well manicured gardens with a driveway and farmhouse style gate leading alongside the property to an oversized detached garage and to a predominantly lawned rear garden.

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## Externally Front

To the front of the property is attractive lawn gardens with borders, a paved and gravel driveway leading through a farmhouse style gates along the side of the property to the oversized detached garage and rear garden.

## Porch

7'5 x 3'7

And UPVC double glazed front door and side panel open to tile flooring and a partially glazed door which in turn opens to the vestibule.

## Vestibule

4'2 x 3'6

With engineered oak flooring, a radiator and a light oak veneer door opening to the open plan kitchen/living room.



## Living Room

25'9 x 10'9

With engineered oak flooring throughout, two windows facing the front elevation with a further two to the side elevation and one to the rear elevation, a UPVC opaque double glazed door opening to the rear garden, recessed downlights set within the ceiling, and anthracite curved tower radiator sitting in the corner of the room, provision for a wall mounted television, light oak veneer doors opening to both double bedrooms and a light oak sliding door with chrome rail opening to the shower room.



## Kitchen Area

The kitchen area is fitted with a range of beautiful contemporary base units in white. Ample grey granite work surfaces incorporating a breakfast bar and housing a resin single bowl sink unit with adjustable mixer tap. Integrated appliances include a Bosch oven, Bosch induction hob with an extractor hood above, a Candy washing machine, a slimline dishwasher and fridge.

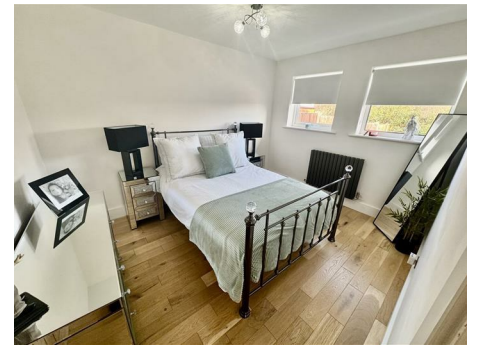


## Bedroom One

11'3 x 9'5

With two windows to the rear elevation

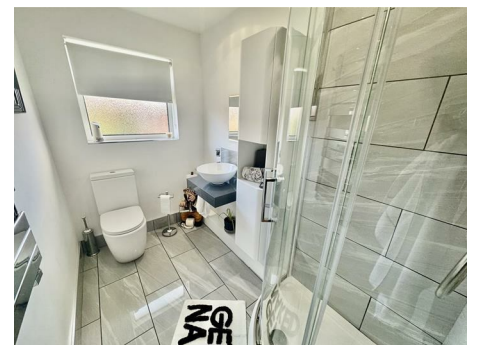
and an anthracite column style radiator below along with engineered oak flooring.



## Bedroom Two

21'2 x 8'9

With a continuation of the engineered oak flooring to another double bedroom with access to the loft via a retractable folding ladder, having an anthracite column style radiator and a single glazed window facing the entrance porch.



## Bathroom

8'6 x 4'6

Installed with a beautiful three-piece contemporary suite comprising a corner shower enclosure with thermostatic dual head shower, a dual flush low-level WC, countertop mounted wash hand basin with mixer tap and tiled splashback, a porcelain tiled floor with partially ceramic tiled walls with a chrome heated towel rail, an opaque window facing the rear elevation and set within the ceiling recessed downlights.

## Detached Garage

21'5 x 12'5

An oversized single Garage with two opaque UPVC double glazed windows to the side elevation, power and light, accessed from the front by an up and over garage door or from the side through a pedestrian UPVC door



## Rear Garden

Predominantly laid to lawn with a paved pathway, outside light and water supply and offering access to the detached garage.

## 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.

| 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<br>2002/91/EC |  |