

Town & Country

Estate & Letting Agents

Rutland Road, Wrexham

£230,000



Spread over three floors, this well-presented, bay-fronted property benefits from gas central heating and offers spacious internal accommodation. In brief, it comprises an inviting entrance hall, a living room with a bay window facing the front elevation, a sitting/dining room, and a kitchen fitted with glossy wall, base, and drawer units. The first-floor landing provides access to a modern shower room and three bedrooms. A staircase leads to the second floor, where a fourth bedroom is located. Externally, to the front of the property, double iron gates open to off-road parking, alongside a gravel and shrub garden. The rear garden is low maintenance, being predominantly paved, and includes a brick outbuilding and rear pedestrian access.

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EXTERNALLY FRONT

To the front of the property, double iron gates open to off-road parking, situated alongside a gravel and shrubbed garden. An outside light is positioned to the left of the front door.



ENTRANCE HALL

16'3" x 5'5"

The property is entered through a composite opaque double-glazed front door, opening into an inviting entrance hall with ceramic tiled flooring, a radiator, and stairs rising to the first-floor accommodation with iron balustrades. An open walkway leads to the kitchen, and partially glazed pine doors open into the living room and dining room.



LIVING ROOM

15'3" x 12'

Featuring maple flooring throughout, a bay window to the front elevation, a radiator, and an ornate coved and textured ceiling. The room also includes a central fireplace with an electric fire.



DINING ROOM/SITTING ROOM

12'5" x 12'

With ceramic tiled flooring, a textured ceiling, and a window overlooking the rear garden with a radiator below.

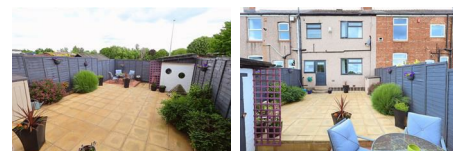


KITCHEN

9'7" x 6'5"

Fitted with a range of modern, gloss-fronted wall, base, and drawer units complemented by stainless steel

handles. The work surfaces include matching risers and house a stainless steel single bowl, single drainer sink unit with an adjustable mixer tap. Appliances include a stainless steel double oven and an electric hob with a stainless steel and glass canopy extractor. There is space and plumbing for both a washing machine and a slimline dishwasher. Additional features include a radiator, a UPVC panelled ceiling, a window to the rear elevation, and an opaque glazed door opening to the rear garden.



REAR GARDEN

The rear garden is low maintenance, being predominantly paved. It includes a brick outbuilding with power, rear timber access, an external light, and a water supply.

FIRST FLOOR LANDING

With doors leading to the shower room and all three bedrooms, along with a staircase rising to the second-floor bedroom.



SHOWER ROOM

6'7" x 6'4"

Fitted with a contemporary three-piece suite comprising a corner shower enclosure with electric shower, a dual

flush low-level WC, and a pedestal wash hand basin with waterfall-style mixer tap. The floor is ceramic tiled, the walls are fully tiled, and there is a chrome heated towel rail. An opaque window faces the rear elevation.



BEDROOM ONE

11'8" × 14'7"

With a bay window to the front elevation and a radiator.



BEDROOM TWO

13'3" × 10'2"

Including two built-in cupboards—one used as a wardrobe and the other partially shelved and housing the Glow-worm gas combination boiler. A window faces the rear elevation with a radiator below.



BEDROOM THREE

7'9" × 6'6"

With a window to the front elevation and a radiator below.

SECOND FLOOR LANDING

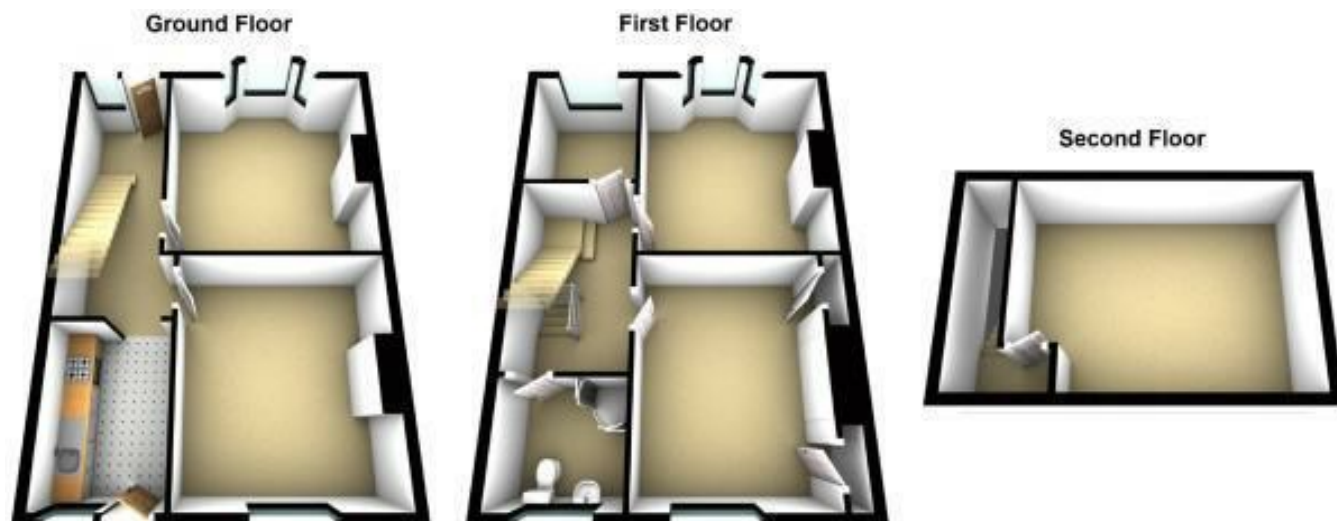
With a door opening to the fourth bedroom and an opaque window providing natural light.



BEDROOM FOUR

14'9" × 12'2"

With wood-grain effect laminate flooring, a radiator, and a wooden-framed double-glazed skylight to the rear.



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographic.com. Direct Dial 01973 205 007
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC