

# Town & Country

Estate & Letting Agents

Garner Road, Wrexham

£115,000



This three-bedroom home enjoys a pleasant open outlook over a communal green to the front and presents an excellent opportunity for modernisation. The property benefits from gas central heating and is mostly double glazed. The accommodation includes an entrance hall, a spacious living room, a dining room, and a kitchen, with three bedrooms and a family bathroom on the first floor. Outside, the front features a lawned garden with shrubs, while shared side access leads to a private rear garden with a paved patio and lawn, enclosed by fencing and mature hedging.

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## DESCRIPTION

This three-bedroom property enjoys an open outlook over a communal field to the front and offers great potential for modernisation. It benefits from predominantly double-glazed windows and gas central heating. The accommodation briefly comprises an entrance hall, living room, dining room, and kitchen, with three bedrooms and a bathroom on the first floor. Externally, the front offers a lawn and shrub garden, with shared side access leading to a paved rear patio and a lawned garden enclosed by hedging and fencing.



## LOCATION

Situated in a popular residential area of Wrexham and offering convenient access to a wide range of local amenities, including shops, supermarkets, schools, and healthcare services. The property is well-placed for families, with several reputable primary and secondary schools nearby, as well as parks and leisure facilities. Excellent transport links are available, with easy access to the A483 for commuting to Chester, Shrewsbury, and beyond. Wrexham city centre is just a short drive or walk away, providing a vibrant mix of retail, dining, and entertainment options. The area combines suburban comfort with the convenience of city living.

## ENTRANCE HALL

The property is entered via a UPVC

double-glazed door, which opens into a hallway with quarry tile flooring, a radiator, stairs rising to the first-floor accommodation, and a glazed door leading to the living room.



## LIVING ROOM

15'4 x 11'9

Featuring exposed floorboards, a radiator, a UPVC double-glazed bay window to the front elevation, and an ornamental fireplace with a coal-effect gas fire. Glazed sliding doors open into the dining room.



## DINING ROOM

10'1 x 8'10

Also with exposed floorboards, a timber double-glazed window to the rear elevation with a radiator below, a gas fire with an ornamental surround, and an arched opening through to the kitchen.



## KITCHEN

9'8 x 8'8

Fitted with light wood grain-effect wall and base units with ornamental handles, and a work surface housing a single-drainer, one-and-a-half bowl sink unit with mixer tap and tiled splashback. A patio door opens to the conservatory.



## CONSERVATORY

13'6 x 7'8

Constructed with a single-glazed aluminium frame and featuring patio doors opening to the rear garden, with paved flooring.

## FIRST FLOOR LANDING

With access to the loft and doors leading to the bathroom and all three bedrooms.



## BATHROOM

6'5 x 5'5

Fitted with a panelled bath with electric shower and screen above, a low-level WC, and a pedestal wash hand basin. The room also features tiled walls and an opaque timber-framed double-glazed window to the rear elevation.



## BEDROOM ONE

12'6 x 12'1

With a range of fitted wardrobes along one wall, featuring sliding mirrored doors, a radiator, and a UPVC double-glazed window to the front elevation.



## BEDROOM TWO

12'1 x 9'6

With a timber-framed double-glazed

window to the rear elevation, a radiator, a fitted double mirrored wardrobe, and housing a wall-mounted Worcester gas combination boiler.



## BEDROOM THREE

9'2 x 6'6

With a UPVC double-glazed window to the front elevation.



## EXTERNALLY

A timber gate opens onto a paved pathway alongside a lawn and shrub garden, enjoying an open outlook over a communal green. Accessed via a shared passageway, the rear garden features a lower paved patio area and a lawned garden beyond, enclosed by a combination of hedging and fence panels.

## Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.

Tenure: Freehold

Council Tax Band B: £1706.00

## Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

## To Make an Offer (Wrexham)

If you would like to make an offer, please contact a member of our team who will assist you further.

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