

Town & Country

Estate & Letting Agents

The Homestead, Wrexham

£289,950



Situated with easy access to the city centre and bordering the countryside, this spacious family home with a self-contained annex also benefits from proximity to local transport links and a range of everyday amenities. The property features gas central heating and UPVC double glazing throughout. In brief, the main accommodation comprises an entrance hall, a cloakroom WC, a kitchen, and a spacious living/dining room. On the first floor, the landing provides access to a four-piece bathroom suite and three generously sized bedrooms. The annex has its own private entrance at the front, as well as internal access from the main residence. It includes a kitchen, a wet room, and a combined living/bedroom. Externally, the front of the property offers twin off-road parking spaces, a low-maintenance garden with slate chippings and shrubs, outdoor lighting, and gated side access leading to the rear. The rear garden features a lawn and shrubbery, a paved patio area, a timber storage shed, and a summer house with power and lighting.

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ENTRANCE HALL

15'7" x 6'0"

Accessed via an opaque UPVC double-glazed front door, the entrance hall features ceramic tile flooring, a radiator, a side-facing window, and stairs rising to the first floor with a cloakroom WC below. Doors lead to the kitchen and living room.

CLOAKROOM W/C

Fitted with a low-level WC and wash hand basin with tiled splashback. Includes a small opaque side window and ceramic tiled flooring.

KITCHEN

11'2" x 9'6"

Fitted with a range of wall, base, and drawer units and ample worktop space, including a stainless steel single drainer sink with mixer tap. Space is provided for a cooker (with extractor hood), washing machine, and dishwasher. Features include ceramic tile flooring, partially tiled walls, a radiator, a rear-facing window, and an opaque UPVC double-glazed rear door.



LIVING/DINING ROOM

28'3" x 12'7" max

A spacious open-plan area with wood

grain effect laminate flooring, two radiators, a front-facing window, UPVC French doors to the conservatory, and internal access to the annex.



CONSEVATORY

11'0" x 8'7"

Built on a low brick wall with UPVC double-glazed frames, integrated French doors open to the rear garden. Includes a radiator.

LANDING

Features an opaque side window, access to the loft, airing cupboard, and wood grain effect laminate flooring. Doors lead to all bedrooms and the bathroom.



BATHROOM

8'8" x 7'6"

Fitted with a white four-piece suite comprising a separate shower enclosure with thermostatic shower, a panel bath with mixer tap and shower attachment, dual flush low-level WC, and a wash hand basin. Finished with partially tiled walls, wood grain effect laminate flooring, a radiator, and an opaque rear-facing window.



BEDROOM ONE

12'4" x 11'2"

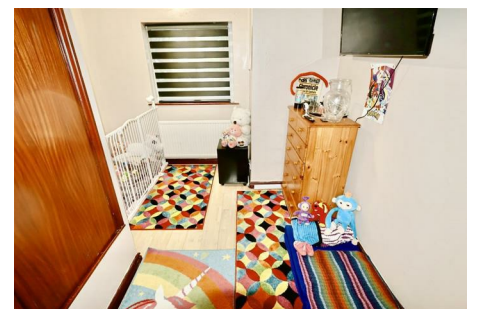
Rear-facing window with radiator below.



BEDROOM TWO

12'5" x 9'3"

Front-facing window with radiator below.



BEDROOM THREE

11'10" x 9'8" max

Features wood grain effect laminate flooring, a radiator, a built-in over-stairs storage cupboard, an opaque side window, and a front-facing window.



REAR GARDEN

The rear garden includes lawned and shrub areas, paved and slate-chip patio sections, an outside water supply and lighting, and is enclosed by a mix of hedging and timber fence panels. A long timber storage shed runs down the side of the property, and a summer house with power, lighting, and its own consumer unit is also included.

ANNEX



KITCHEN

8'2" x 6'3"

Accessed via its own opaque UPVC double-glazed door and front-facing window. Includes a kitchenette with work surfaces housing a single bowl stainless steel sink with mixer tap, a wall-mounted gas combi boiler, tiled splashbacks, a radiator, and an internal door to the shower room.



SHOWER ROOM

9'6" x 8'2"

Equipped with a wall-mounted electric shower, dual flush low-level WC, and a

wash hand basin. Features partially tiled walls, a radiator, an extractor fan, and an opaque side-facing window.

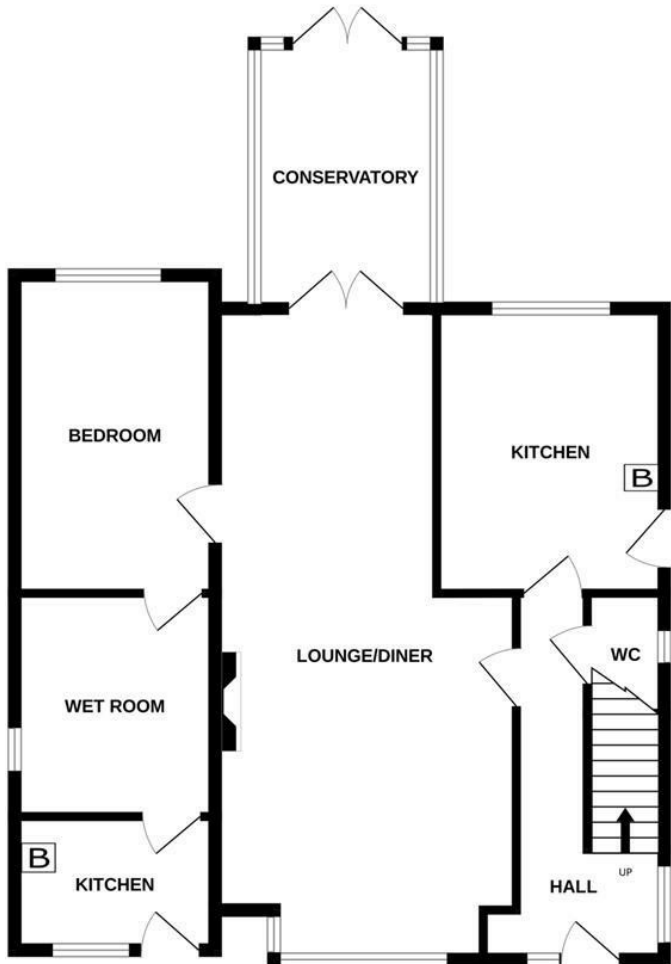


LIVING ROOM/BEDROOM

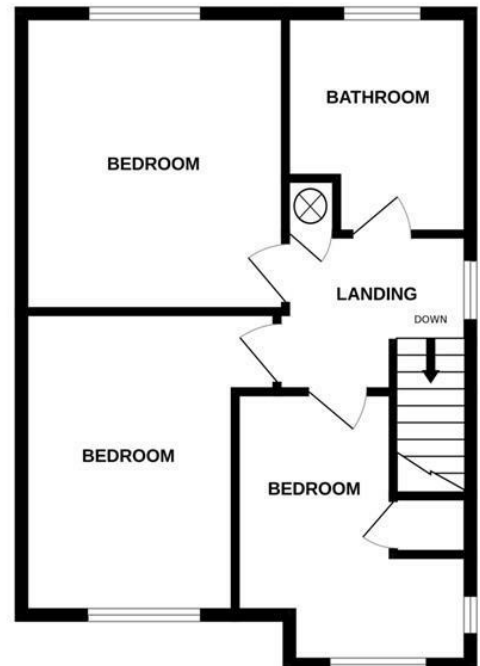
12'10" x 8'3"

Includes wood grain effect laminate flooring, partially panelled walls, a radiator, a rear-facing window, and an internal door providing access to the main residence.

GROUND FLOOR
880 sq.ft. (81.7 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 1401 sq.ft. (130.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	