

Town & Country

Estate & Letting Agents

Huntsmans Corner, Wrexham

£279,950



Occupying an elevated position in a popular Wrexham suburb, this spacious four-bedroom detached home offers generous living space over two floors and is available with no onward chain. Set on a large plot, it includes off-road parking, a garage, and a tiered rear garden with countryside views.

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DESCRIPTION

Located in a sought-after elevated position in a popular Wrexham suburb, this spacious four-bedroom detached home offers generous accommodation across two floors and is available with no onward chain. Requiring a degree of modernisation, the property features ample living space, a large plot with off-road parking, garage, and tiered rear garden with countryside views from the upper floor.



LOCATION

Situated in a desirable residential area, Huntsmans Corner enjoys an elevated position within easy reach of Wrexham city centre, local schools, shops, and transport links. The neighbourhood is well-established and popular with families and professionals alike, offering a peaceful setting with convenient access to a wide range of amenities and commuter routes.

VESTIBULE

Entered via an opaque UPVC door with quarry tiled floor, built-in meter cupboard, and internal glazed door to the reception hall.



RECEPTION HALL

16'1 x 6'5

An inviting hallway with glazed doors to the living room, kitchen/breakfast room, and dining room. Also features a built-in cloak cupboard, under-stairs storage, staircase to first floor, and door to cloakroom WC.



CLOAKROOM WC

6 x 2'6

Fitted with a dual flush WC, wash hand basin with tiled splashback, and opaque side window.



LIVING ROOM

22'10 x 12'2

A bright and generous space with two large front-facing windows and a feature fireplace.



washing machine and slimline dishwasher, built-in cupboard housing the warm air heater, and access to a rear porch leading to the garden.



DINING ROOM

11'2 x 11'9

With glazed door opening to the garden room.



GARDEN ROOM

12 x 7'2

Timber-framed with single-glazed windows to the rear and side, exposed floorboards, and patio door opening onto the rear garden.



KITCHEN/BREAKFAST ROOM

19 x 10'3

Fitted with cream shaker-style units, wood-effect worktops, and integrated stainless steel appliances including double oven, hob, and extractor. Includes space and plumbing for



FIRST FLOOR LANDING

With loft access via hatch and ladder, airing cupboard, and doors to all bedrooms and wet room.



WET ROOM

7 x 5'10

Fitted with an electric shower and folding seat, low-level WC, pedestal basin, tiled walls, heated towel rail, extractor fan, and opaque window.



BEDROOM ONE

12'3 x 12'2

Front-facing with elevated countryside views via UPVC window.



BEDROOM TWO

12 x 10'3

Also front-facing with similar views.



BEDROOM THREE

11'10 x 10'7

Overlooks the rear garden.



BEDROOM FOUR

10'2 x 9

Rear-facing window with garden outlook.



EXTERNALLY

Lawned and shrub garden with a pine tree, plus ample off-road parking beside the house and in front of the single garage.

Side access leads to a paved patio with steps running alongside a tiered shrub garden, rising to a lawn with a mature oak tree. Enclosed with timber fencing. Includes shed and outside water tap.



GARAGE

Up-and-over door, power and lighting.

Services

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

Freehold

Council Tax Band F (£3168 Per Year)

Viewings

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

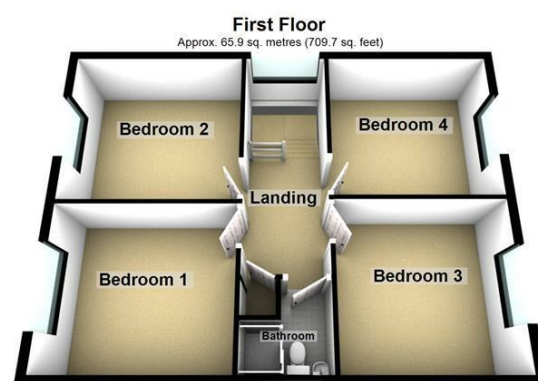
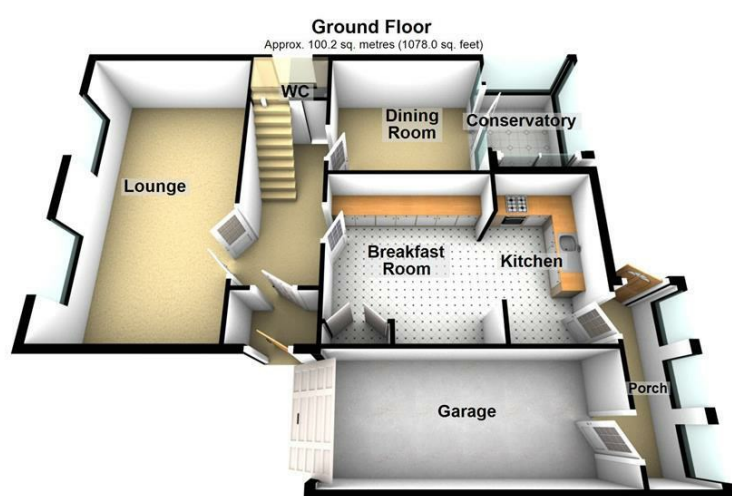
To Make an Offer

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.



Total area: approx. 166.1 sq. metres (1787.7 sq. feet)

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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