

Town & Country

Estate & Letting Agents

The Orchards, Wrexham

£235,000



Situated in a quiet cul-de-sac of similar properties, this detached four-bedroom family home offers convenient access to Wrexham city centre, a range of day-to-day amenities, and the surrounding countryside. The property benefits from uPVC double glazing and gas central heating, and briefly comprises: entrance porch, living room, dining room, kitchen, utility room, and cloakroom/WC. To the first floor, a landing provides access to the family bathroom and four bedrooms, the principal of which enjoys en-suite facilities. Externally, the front of the property features patterned concrete off-road parking in front of a single garage. A gated side access leads to a lawned rear garden with a paved patio area, enclosed by timber fencing. The property is offered with no onward chain.

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DESCRIPTION

A detached four bedroom property located within close proximity to Wrexham city centre comprising of an entrance porch, living room, dining room, kitchen, utility room, and cloakroom/WC. To the first floor, a landing provides access to the family bathroom and four bedrooms, the principal of which enjoys en-suite facilities. Externally, the front of the property features patterned concrete off-road parking in front of a single garage.

LOCATION

Located in a suburban area just south of Wrexham city centre, the area blends heritage with new development and remains an important part of Wrexham's urban landscape close to local amenities and motorway access.

DIRECTIONS

Head north-west on Regent St towards King St, Turn right towards Grosvenor Rd/A5152, Continue onto Grosvenor Rd/A5152, At the roundabout, take the 2nd exit onto A5152, Go through 1 roundabout, At the roundabout, take the 3rd exit onto Bodhyfryd/A5152, At the roundabout, take the 3rd exit onto Farndon St/A5152, Continue to follow A5152, At the roundabout, take the 2nd exit onto A525, Turn left onto Hightown Rd, Continue onto Derby Rd, Turn left onto Kingsmills Rd/A525, Turn left onto Kingsmills Rd, Turn left onto The Orchards, Destination will be on the right.

GARAGE

18'2" x 7'6"

Accessed via an up-and-over garage door, the garage is equipped with power, lighting, and water. It houses a wall-mounted gas boiler and has a timber-framed, single-glazed window to the side elevation.

ENTRANCE PORCH

5'4" x 4'1"

Entered through a uPVC double-glazed front door, the porch includes a radiator and an opaque side window. An internal door leads into the living room.



LIVING ROOM

17'3" x 12'0"

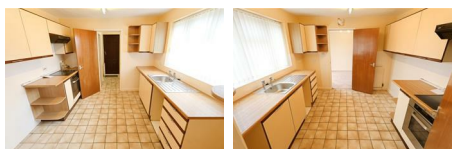
Featuring a front-facing window with radiator below, a staircase to the first floor, an arched opening to the dining room, and a living flame gas fire with a feature surround.



DINING ROOM

9'8" x 8'4"

Includes a radiator, an internal door to the kitchen, and uPVC double-glazed French doors opening to the rear garden.



KITCHEN

10'8" x 9'2"

Fitted with a range of wall, base, and drawer units with stainless steel handles and wood-effect work surfaces. A stainless steel single-drainer sink is set beneath a tiled splashback. Integrated appliances include a stainless steel oven, hob, and extractor hood. Additional features include a radiator, ceramic tiled flooring, rear-facing window, and door to the utility room.

UTILITY ROOM

6'0" x 5'6"

Fitted with matching units to the kitchen and a

stainless steel single-drainer sink with tiled splashback. Includes a radiator, ceramic tiled flooring, rear-facing window, and a timber panel door providing external side access.



CLOAKROOM W/C

5'6" x 3'2"

With ceramic tiled flooring, partially tiled walls, a radiator, opaque side window, low-level WC, and a wash hand basin.

FIRST FLOOR LANDING

With access to the loft and airing cupboard, and doors off to all bedrooms and the bathroom.



BATHROOM

6'6" x 7'1"

Installed with a three-piece coloured suite comprising a panelled bath, low-level WC, and pedestal wash hand basin. Features include partially tiled walls, a radiator, and an opaque rear-facing window.



BEDROOM ONE

12'0" x 10'9"

Includes a triple sliding-door wardrobe with mirrored insert, a front-facing window, and radiator.



BEDROOM THREE

12'3" x 7'7"

Front-facing window with radiator below.



EN SUITE SHOWER ROOM

6'1" x 5'8"

Fitted with a three-piece coloured suite including a shower enclosure with static shower, low-level WC, pedestal wash hand basin, partially tiled walls, a radiator, and an opaque front-facing window.



BEDROOM FOUR

9'3" x 7'9" max

Rear-facing window with radiator below.



BEDROOM TWO

9'8" x 9'6"

Rear-facing window with radiator below.



EXTERNALLY

Patterned concrete off-road parking for several vehicles sits alongside a low-maintenance gravel garden. To the left of the front door is an external courtesy light, and gated side access leads to the rear garden. The rear garden features a paved patio and lawned area, all enclosed by timber fencing with concrete posts. Also includes an external light and water supply.

Mortgage Advice (Wrexham)

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.

Services (Wrexham)

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

Tenure: Freehold

Council Tax Band D £2,193.00

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.

Viewings (Wrexham)

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

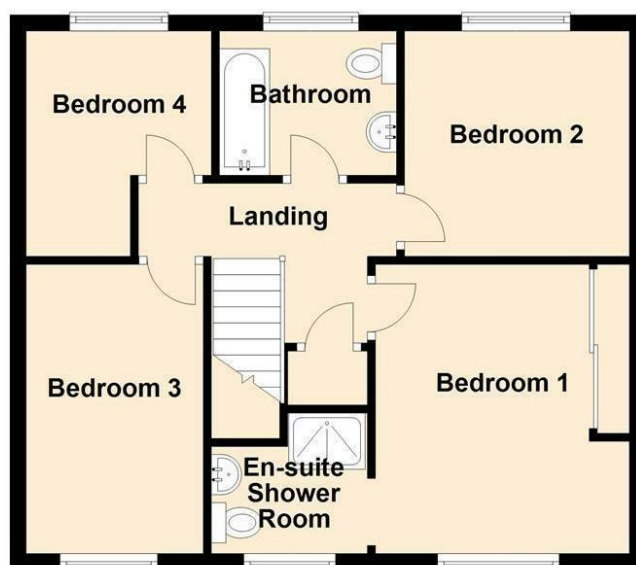
Ground Floor

Approx. 53.8 sq. metres (579.3 sq. feet)



First Floor

Approx. 48.8 sq. metres (525.0 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	65	82
EU Directive 2002/91/EC		