

Town & Country

Estate & Letting Agents

Rydal Court, Wrexham

£250,000



Tucked away in a quiet cul-de-sac with easy access to Wrexham City Centre, motorway links, and local amenities, this well-presented three-bedroom home offers gas central heating and double glazing. The layout includes a vestibule, reception hall, cloakroom/WC, kitchen, living room, dining room, and conservatory, with three bedrooms and a bathroom upstairs. Outside, there's a lawned front garden with block-paved parking and a garage, while the south-westerly facing rear garden is mainly lawn and patio.

Offered with no onward chain.

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DESCRIPTION

Located within a quiet cul-de-sac offering convenient access to Wrexham City Centre, motorway links, and local amenities, this well-maintained three-bedroom home benefits from gas central heating and double-glazed windows. The accommodation includes an entrance vestibule, reception hall, cloakroom/WC, kitchen, living room, dining room, and conservatory. Upstairs offers three bedrooms and a family bathroom. Externally, the property features a lawned and shrubbed front garden with block-paved off-road parking leading to a single garage. The south-westerly facing rear garden is mainly lawned and paved, with external lighting, power, and water supply. Offered with no onward chain, this is an ideal opportunity for a variety of buyers.



LOCATION

Forming part of a quiet cul-de-sac with convenient access to Wrexham City Centre, local motorway links, and a range of day-to-day amenities, this three-bedroom home is offered with no onward chain. Benefiting from gas central heating and double-glazed sealed unit windows, the property briefly comprises a vestibule, reception hall, cloakroom/WC, kitchen, living room, dining room, and conservatory. Upstairs, the first-floor landing leads to three bedrooms and a family bathroom.

VESTIBULE

The property is entered via a UPVC front door, opening onto wood grain effect flooring and leading to a door that provides access to the reception hall.

RECEPTION HALL

9'10 x 5'6

The reception hall features a continuation of the wood grain effect flooring, a radiator, and stairs leading to the first-floor accommodation, with doors opening to the kitchen, living room, and cloakroom WC.

CLOAKROOM WC

Fitted with a low-level WC and a wash hand basin, the cloakroom also features a ceramic tiled floor and an opaque window to the front elevation.



LIVING ROOM

12'10 x 11'8

Featuring a window to the front elevation with a radiator beneath, this room also includes a living flame gas fire set on a marble hearth with an ornate Adam-style surround. An arched opening provides access to the dining room.



DINING ROOM

9'2 x 8'6

Featuring wood grain effect flooring, a radiator, and a UPVC double glazed patio door that opens into the conservatory.



CONSERVATORY

12'9 x 10'2

Built on a low brick wall base with a UPVC double-glazed frame, an integrated skylight, French doors leading to the rear garden, and a ceramic tiled floor.



KITCHEN

9'2 x 8'5

Fitted with a range of white wall, base, and drawer units topped with work surfaces incorporating a stainless steel single drainer sink with mixer tap and tiled splashback. Integrated appliances include a stainless steel oven, hob, and extractor hood, with space and plumbing provided for a dishwasher. A window overlooks the rear elevation, and a single glazed door provides access to the rear garden.

FIRST FLOOR LANDING

Featuring a window to the side elevation and doors leading to all three bedrooms and the bathroom.



BEDROOM ONE

12'8 x 9'8

With windows to both the front and side elevations, and a radiator.



BEDROOM TWO

10'8 x 9'10

Featuring a window to the rear elevation, a radiator, and access to the loft space.



BEDROOM THREE

9'9 x 7'3

Includes an over-stairs storage cupboard with hanging space, a window to the front elevation, and a radiator.



BATHROOM

6'4 x 5'7

Featuring an airing cupboard and fitted with a three-piece suite comprising a panelled bath with electric shower over, low-level WC, and pedestal wash basin. The floor is finished with ceramic tiles, the walls are part-tiled, and there's a radiator and an opaque window to the rear elevation.

EXTERNALLY FRONT

At the front of the property, there is a lawn and shrub garden complemented by brick block off-road parking, along with a canopy above the front door featuring a courtesy light.

GARAGE

17 x 8'2

Accessed via a four-panel up-and-over garage door, the garage features pitched roof storage, power and lighting, along with a rear pedestrian access door.



REAR GARDEN

Enjoying a south-westerly aspect, the rear garden features both paved and lawned areas, enclosed by timber fence panels, and benefits from external lighting, power, and a water supply.

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.

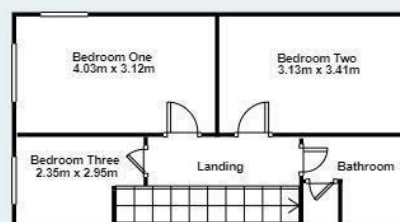
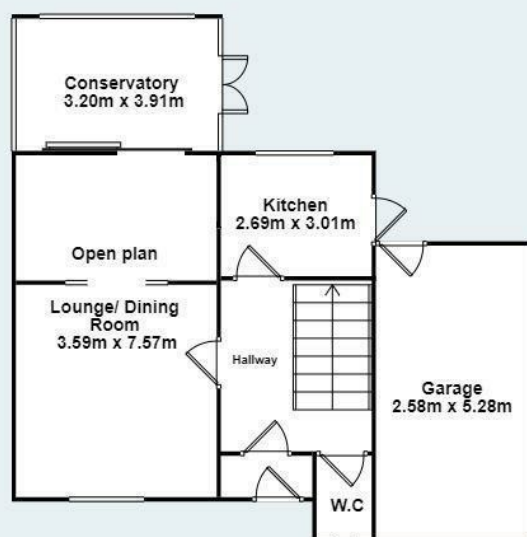
Mortgage Advice

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.

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.



For Illustration
Purposes Only

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
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC