

# Town & Country

Estate & Letting Agents

Millbank Rise, Wrexham

£295,000



This greatly extended semi-detached property is presented to the highest standard throughout and must be viewed to be fully appreciated. Benefitting from gas central heating and UPVC double glazing, the internal accommodation briefly comprises of an Entrance hall, Cloakroom WC, Spacious living room, Open-plan kitchen/diner with gloss white units, Utility room, Sitting room with cast iron log burner, vaulted ceiling, skylights, and French doors to the garden, The first-floor landing gives access to a beautifully fitted family bathroom and four generously sized bedrooms, the principal of which includes a modern en suite. Externally, the front of the property provides ample parking and access to a garage with an electric roller door. Timber side access leads to a rear garden with artificial lawn, a paved pathway and patio, and a timber outbuilding at the rear.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345

## DESCRIPTION

A beautifully presented and substantially extended four-bedroom semi-detached home located in a popular residential area of Wrexham. The property offers spacious and modern accommodation throughout, including an open-plan kitchen/diner, vaulted-ceiling sitting room with log burner, utility room, and contemporary bathrooms. Externally, there is ample off-road parking, a garage, and a low-maintenance rear garden with patio and outbuilding. Ideal for families seeking a move-in-ready home with style and space.



## LOCATION

Millbank Rise is a popular and well-established residential development located on the outskirts of Wrexham. The area is known for its quiet, family-friendly environment while still being conveniently close to local schools, shops, and amenities. With easy access to Wrexham town centre and excellent road links to the A483, it's an ideal location for commuters and families alike.

## DIRECTIONS

Start from King Street in central Wrexham, heading north-east toward High Street, Turn right onto High Street, which becomes Ruabon Road (A525), Continue on A525 past Farmfoods and through the pelican crossing, Just before the Kings Mills pub, turn left onto Ashburn Way (just after the pelican crossing), Follow Ashburn Way around, then take the second left onto Millbank Rise.

## ENTRANCE HALL

A part-glazed, double-glazed UPVC door opens into an entrance hall with woodgrain-effect laminate flooring laid in a herringbone pattern. The hall includes recessed downlights, a black column-style radiator, and stairs rising to the first-floor accommodation. Light oak veneer doors lead to the living room, open-plan kitchen/diner, garage, and cloakroom/WC.

## CLOAKROOM W/C

4'4" x 2'5"

Continued woodgrain-effect laminate flooring from the entrance hall flows into a cloakroom installed with a corner wash hand basin and black mixer tap, a dual-flush low-level WC, and a black heated towel rail. There are recessed downlights and an opaque window to the side elevation.



## LIVING ROOM

14'2" x 12'4"

A comfortable space with provision for a wall-mounted television, window to the front elevation, anthracite tower column radiator, and recessed downlights within the ceiling.



## KITCHEN/DINING ROOM

25'1" x 9'4"

A spacious kitchen/diner with continued herringbone woodgrain-effect laminate flooring, two black tower column radiators, recessed ceiling downlights, and a large open throughway leading to the sitting room. A light oak veneer door opens to the under-stairs storage cupboard and utility room. The kitchen is fitted with a range of gloss white wall, base, and drawer units complemented by stainless steel handles and ample work surface space. A stainless steel one-and-a-half bowl sink with mixer tap and tiled splashback is fitted below a window to the rear elevation. Integrated appliances include a stainless steel oven, gas hob with glass canopy extractor hood, dishwasher, and wine cooler.



## UTILITY ROOM

10'6" x 8'6"

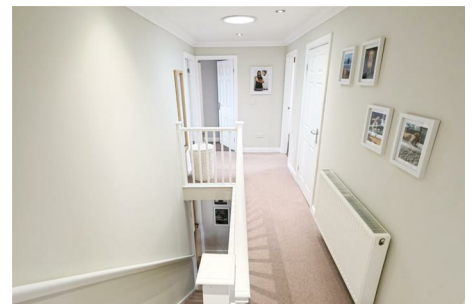
Fitted with gloss wall, base, and drawer units and quartz work surfaces housing a resin sink unit with adjustable mixer tap. Integrated microwave, space and plumbing for a washing machine, and space for an American-style fridge/freezer. The laminate flooring continues from the kitchen/diner, and the room features recessed downlights, a radiator, extractor fan, window to the side elevation, and a composite double-glazed back door.



## SITTING ROOM

13'6" x 11'5"

A lovely sitting room with a vaulted ceiling housing two double-glazed skylights and recessed downlights. Flooring continues in the same herringbone woodgrain laminate. A fireplace with a slate hearth houses a cast iron log burner, with space above for a wall-mounted TV. UPVC double-glazed French doors, with side panels, open to the rear garden's patio area.



## FIRST FLOOR LANDING

A spacious landing with recessed downlights, a radiator, natural light tube, and loft access via a hatch with retractable wooden ladder. Doors lead off to the family bathroom, all four bedrooms, and a shelved storage cupboard.



## FAMILY BATHROOM

8'5" x 5'5"

Fitted with an L-shaped tiled panel bath, dual-head thermostatic shower and screen, vanity unit with wash basin and integrated countertop, mixer tap, and dual-flush low-level WC. Fully tiled walls, ceramic tiled floor, chrome heated towel rail, opaque window to the rear elevation, recessed downlights, and extractor fan.



## BEDROOM ONE

12' x 9'9"

With recessed downlights, window to the front elevation with radiator beneath, and fitted woodgrain-effect wardrobes with stainless steel handles and drawers below.



## EN SUITE

5'8" x 7'2"

Modern suite comprising an oversized shower enclosure with dual-head thermostatic shower, vanity unit with wash hand basin, mixer tap, and dual-flush low-level WC. Grey woodgrain-effect laminate flooring, fully tiled walls, chrome heated towel rail, opaque side window, recessed downlights, and extractor fan.



## BEDROOM TWO

12'1" x 8'8"



## BEDROOM THREE

10'9" x 9'6"



## BEDROOM FOUR

9' x 7'3"

Recessed downlights, window to rear elevation, and radiator.



## EXTERNALLY

To the front of the property is ample off-road parking for several vehicles. There is outside lighting and timber-gated side access leading to the rear garden. The rear garden features a paved pathway and patio area, with a low-maintenance artificial lawn. A low brick boundary wall with inset timber fencing encloses the space. Additional features include external lighting, a water supply, and power points. To the rear of the garden is a secure timber outbuilding.



## GARAGE

11'4" x 8'8"

Accessed from the front via an electric roller garage door. Includes power and lighting, radiator, wall-mounted Ideal gas combination boiler, and wall-mounted Belfast sink with hot and cold running water.

## Services (Wrexham)

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

Tenure: Freehold

Council Tax Band C -£1949.00

## Viewings (Wrexham)

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

## To Make an Offer (Wrexham)

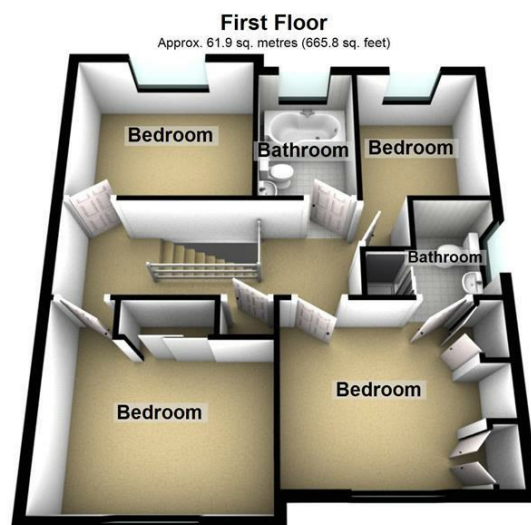
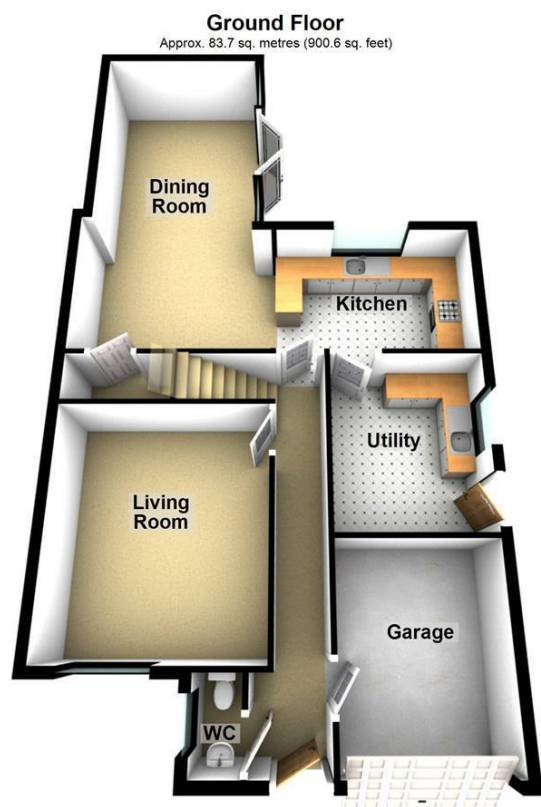
If you would like to make an offer, please contact a member of our team who will assist you further.

## 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.**



Total area: approx. 145.5 sq. metres (1566.4 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                                   | 76      | 80                      |
| (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 |