

Town & Country

Estate & Letting Agents

Monmouth Road, Wrexham

£235,000



This chain-free, well-maintained home in a sought-after Wrexham location offers comfortable living, modern fittings, and generous outdoor space. With its dual-aspect living room, stylish kitchen, utility room, and sunny garden, it's ideal for families or buyers seeking a move-in-ready property close to local amenities.

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DESCRIPTION

Set at the beginning of a quiet cul-de-sac within a highly desirable Wrexham suburb, this attractive three-bedroom semi-detached property is within easy reach of excellent schools, day-to-day amenities, and motorway links. The home benefits from contemporary interiors, a sunny south-westerly facing garden, and off-road parking in front of a single garage. Offered with no onward chain.



LOCATION

Nestled at Monmouth Road, Borrass in Wrexham, Wales, this property enjoys a convenient and accessible location. Situated within this charming neighbourhood, residents benefit from a range of local amenities and services. With its proximity to essential facilities and the surrounding community, this address offers a comfortable and well-connected living experience in the heart of Wrexham, Wales.

ENTRANCE HALL

Opaque composite double-glazed front door opens to an inviting hall with engineered light oak flooring, staircase with light oak banister and balustrades, and glazed doors to the living room and dining room.



LIVING ROOM

20'2 x 10'1

Dual-aspect reception with front window, French doors to the rear garden flanked by full-height windows, and radiator.



DINING ROOM

11 x 9'6

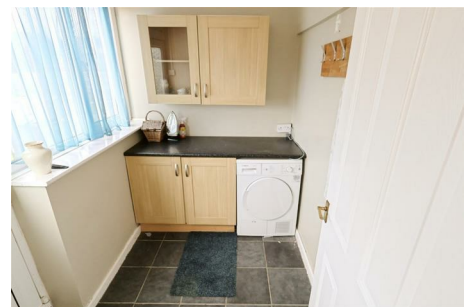
Front-facing with wood-effect laminate flooring, radiator, and glazed door to kitchen.



KITCHEN

12'3 x 8'5

Fitted with contemporary grey wall, base, and drawer units, wood-effect work surfaces, and stainless steel 1½ bowl sink with mixer tap. Space for cooker with extractor above, washing machine, slimline dishwasher, and tall fridge/freezer. Two rear windows, understairs cupboard with light, recessed ceiling downlights, anthracite column radiator, and door to utility.



UTILITY ROOM

7'5 x 5

Light wood-effect units with worktop, space for dryer, tiled floor, rear window, and opaque UPVC door to garden.



BEDROOM ONE

12'2 x 10'6

Rear-facing with two built-in wardrobes and radiator.



BEDROOM TWO

9'2 x 8'6

Rear-facing with radiator.



BEDROOM THREE

7'9 x 6'1

Rear-facing with radiator.



BATHROOM

5'6 x 5'4

Modern white suite with panelled bath (mixer tap, handheld shower, and electric shower with screen), vanity unit housing WC and wash basin, chrome heated towel rail, ceramic tiled walls/floor, opaque rear window, and UPVC panelled ceiling with downlights.



EXTERNALLY

Front aspect has a lawn area with gravel border, box hedging, lavender, and iron-gated side access to rear. Off-road parking in front of garage.

Rear area is South-westerly facing with lawn, paved patio, ornamental pond, greenhouse, timber shed, and established shrubs. External lighting and water supply.



GARAGE

16'4 x 7'8

Single, brick-built with power, light, rear window, Ideal Logic gas combi boiler, and remote-control up-and-over door.

Services

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

Freehold

Council Tax Band D (£2193 Per Year)

Viewings

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

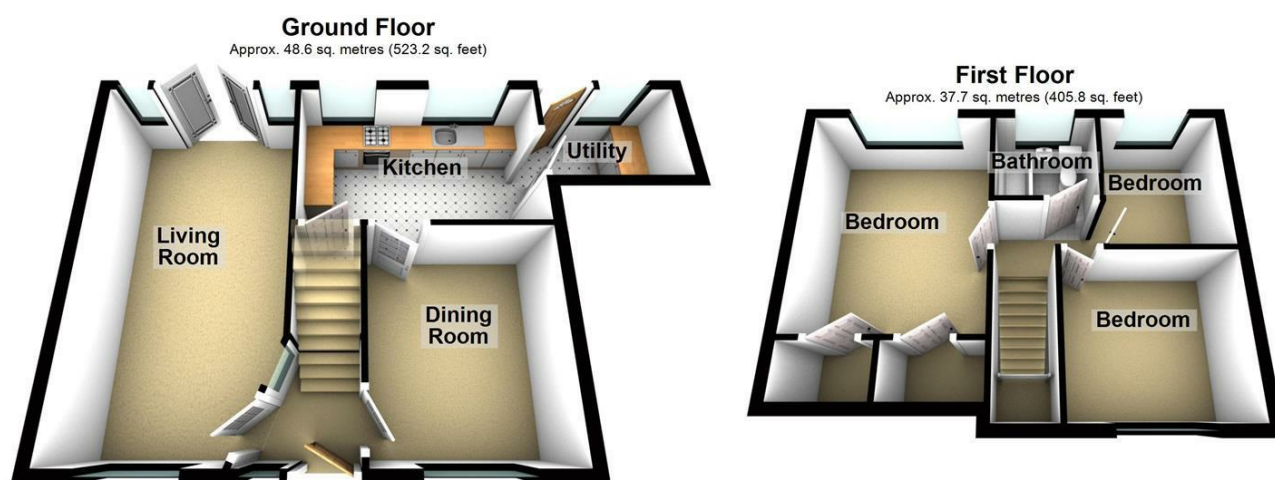
To Make an Offer

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. 86.3 sq. metres (928.9 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	67	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC