

# Town & Country

Estate & Letting Agents

Greenways, Wrexham

Offers In The Region Of  
£165,000



Located in a popular modern development, this well-maintained two-bedroom semi-detached home features gas central heating, UPVC double glazing, a spacious living room, kitchen/diner with patio doors, two double bedrooms (one with en-suite WC), and a family bathroom. Outside offers off-road parking and a sunny south-facing rear garden backing onto open fields and woodland.

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## DESCRIPTION

Situated in a popular modern development, this well-presented two-bedroom semi-detached home offers UPVC double glazing, gas central heating, and well-proportioned living accommodation throughout. The layout includes an entrance hall, spacious living room, and a kitchen/diner with patio doors opening to the garden. The first floor features two double bedrooms, including a principal bedroom with an en-suite WC, and a family bathroom. Externally, the property benefits from off-road parking, a front garden, and a sunny south-facing rear garden that backs onto open fields and woodland.



## LOCATION

Greenways is situated in a popular residential development in Wrexham, offering convenient access to local amenities, schools, and transport links. The area is well-suited for families, first-time buyers, or professionals seeking a peaceful yet accessible location. With nearby green spaces, shopping facilities, and road links to Wrexham town centre and the A483, it combines suburban comfort with everyday convenience.

## ENTRANCE HALL

Entered via a UPVC double glazed front door into a hallway with timber-effect laminate flooring, a staircase rising to the first floor, and a door leading into the living room.



## LIVING ROOM

15 x 10'6

With a window to the front elevation and radiator below, this well-sized reception room features grey wood-effect laminate flooring and an understairs storage cupboard.



## KITCHEN/DINING ROOM

13'9 x 8

Fitted with a range of woodgrain-effect wall, base, and drawer units with stainless steel handles, and housing the Worcester gas combination boiler. Worktops incorporate a stainless steel 1.5 bowl sink with mixer tap and tiled splashback. Integrated appliances include an oven, hob, and extractor hood. There is space and plumbing for a washing machine, a ceramic tiled floor, radiator, rear-facing window, and UPVC double glazed patio doors opening to the garden.

## FIRST FLOOR LANDING

Providing access to both bedrooms, the bathroom, and the loft space.



## BEDROOM ONE

10'10 x 9

Located at the front of the property, with a window and radiator below.



## EN-SUITE WC

Fitted with a low-level WC, wash hand basin, radiator, and opaque UPVC window to the front elevation.

## BEDROOM TWO

13'9 x 8

A bright and spacious room with two rear-facing windows and a radiator.



## BATHROOM

Fitted with a three-piece suite comprising a panelled bath, pedestal wash hand basin, and low-level WC. The room also features partially tiled walls, an opaque window and extractor fan.



## EXTERNALLY

The front of the property features a low-maintenance gravel and shrub garden, along with off-road parking and a small lawned area. A timber gate provides side access to the rear garden. External lighting is also installed.

Rear garden enjoying a sunny south-facing orientation, the rear garden offers a pleasant outlook onto open fields and woodland. The garden includes a paved patio area, lawn, timber shed, and is enclosed with timber fencing. Outside lighting and a water tap are installed.

## Services

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

Freehold

Council Tax Band - C (£1949 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.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 