

Town & Country

Estate & Letting Agents

Windsor Road, Rhosllanerchrugog,
Wrexham

£250,000



This well-maintained three-bedroom detached home is set in a quiet cul-de-sac and offered with no onward chain. The property benefits from gas central heating, UPVC double glazing, off-road parking, a carport and garage. Inside, the ground floor includes an entrance hall with cloakroom WC, a spacious living room with feature fireplace, modern kitchen, dining room, conservatory and utility room. Upstairs offers a contemporary shower room and three bedrooms, one currently used as a dressing room. Outside, the enclosed garden features lawns, raised planters, gravelled areas and paved seating spaces.

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DESCRIPTION

This detached three-bedroom family home is situated within a cul-de-sac and has been well maintained throughout. Available with the benefit of no onward chain, the property offers gas central heating and UPVC double glazing. Internal accommodation briefly comprises: entrance hall with cloakroom WC, living room with feature fireplace, kitchen fitted with a range of light oak-style units, dining room with patio doors to the conservatory, and a utility room completing the ground floor. The first-floor landing provides access to the shower room and three bedrooms, the smallest currently utilised as a dressing room. Externally, the property has off-road parking leading to a carport and single garage, along with lawn, shrub and gravelled gardens, raised planters, and paved seating areas, all fully enclosed.



LOCATION

Windsor Road is set within the popular village of Rhosllanerchrugog, a vibrant and well-served community situated just four miles from Wrexham town centre. The village offers an excellent range of local amenities including supermarkets, independent shops, cafés, pubs and takeaways, as well as both primary and secondary schools. There are also medical facilities, leisure opportunities and regular public transport links serving the surrounding area.

The location is ideal for commuters, with easy access to the A483, providing straightforward routes towards Chester, Oswestry and the North West. Scenic countryside walks and outdoor pursuits are also close by, with the beautiful Dee Valley and the World Heritage Pontcysyllte Aqueduct only a short drive away.

ENTRANCE HALL

The property is entered through an opaque leaded double-glazed UPVC door, which opens to an entrance

hall with engineered light oak flooring, a window to the front elevation, and further windows to either side. There is a radiator, a glazed door opening to the living room, and a door to the cloakroom WC.



CLOAKROOM WC

5'2 x 2'2

Fitted with a dual-flush low-level WC and a wash hand basin, ceramic tiled flooring, and an opaque window to the side elevation.



LIVING ROOM

15'4 x 12'1

With a continuation of the engineered light oak flooring from the entrance hall, this room includes a window to the front elevation with radiator below, a living flame coal-effect gas fire with ornate feature surround, stairs rising to the first-floor accommodation with storage cupboard beneath, and a glazed door leading to the kitchen.



KITCHEN

Fitted with a range of light oak-style wall, base and drawer units, complemented by glazed display cabinets and ample work surface space housing a stainless steel one-and-a-half bowl sink unit with mixer tap. Integrated

appliances include a double oven, hob and extractor hood, along with a dishwasher. The floor is laid with ceramic tiles. An arch leads to the dining room, while a window and opaque UPVC double-glazed door open to the utility room.



DINING ROOM

8'5 x 8'0

With a radiator and a window to the rear elevation, together with patio doors opening to the conservatory.



CONSERVATORY

10'2 x 11'4

With light wood grain-effect laminate flooring, a radiator, and constructed with a low brick wall and UPVC double-glazed frame. Features include a ceiling fan/light and French doors opening to the garden.



UTILITY ROOM

7'0 x 10'2

With ceramic tiled flooring, fitted base units, space and plumbing for a washing machine, windows overlooking the rear garden, an opaque UPVC double-glazed door opening to the rear garden, and a door leading to the garage.

FIRST FLOOR LANDING

With access to the loft space and doors leading to three bedrooms and the shower room.



SHOWER ROOM

7'0 x 5'9

Installed with a modern three-piece suite comprising an oversized shower enclosure with panelled walls, a protective glass screen and electric shower, dual-flush low-level WC, and a pedestal wash hand basin. The room has a ceramic tiled floor, fully tiled walls, a radiator, an opaque window to the rear elevation, and an extractor fan set within the ceiling.



BEDROOM ONE

10'10 x 10'4

Fitted with a range of bedroom furniture incorporating wardrobes, high-level luggage cupboards, bedside cabinets with corner units, and a chest of drawers.



BEDROOM TWO

10'4 x 9'3

With fitted double wardrobes, high-level luggage cupboards, sets of drawers, and a window to the rear elevation with radiator below.

BEDROOM THREE

10'4 x 9'3

An L-shaped room with a deep built-in cupboard housing the Worcester gas combination boiler. Currently converted into a dressing room, it has timber laminate flooring, a window to the front elevation, a radiator, fitted wardrobes with luggage cupboards above, and a chest of drawers.



EXTERNALLY

To the front of the property is brick block off-road parking leading beneath a carport to a single garage. There are various external lights, with iron-gated side access to the garden. The garden features a paved pathway and patio area, a well-presented lawn and shrub garden, a timber summer house, brick raised planters with golden gravel, and, to the rear of the property, another brick raised area with golden gravel, circular pavers and an additional paved patio with outside lighting.



GARAGE

16'4 x

Accessed from the front via an up-and-over garage door, with power and light and internal access to the utility room.

Services (Wrexham)

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

Tenure: Freehold

Council Tax Band D - £2193.00

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.

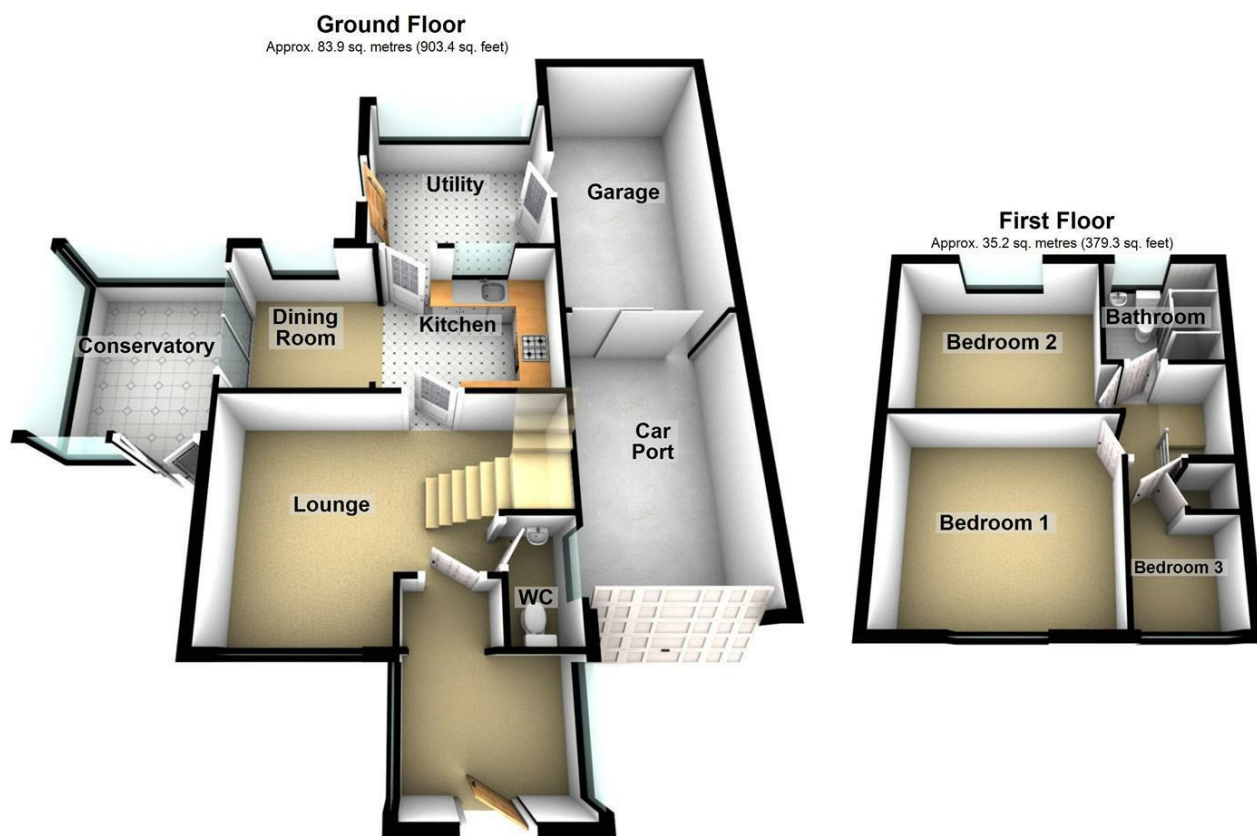
Mortgage Advice (Wrexham)

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. 119.2 sq. metres (1282.7 sq. feet)

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		
	71	79
England & Wales	EU Directive 2002/91/EC	

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.