

# Town & Country

Estate & Letting Agents

Heol Maelor, Wrexham

£260,000



Located on the fringes of this popular village, a fantastic opportunity to purchase this beautifully presented three bedroom detached home, offering privacy and benefitting a light and spacious internal accommodation, with ample off-road parking externally and double timber gates to the side opening to an attractive and enclosed rear garden. In brief, the property comprises; an inviting entrance hall, lounge/diner, kitchen/breakfast room, and conservatory on the ground floor, with first floor landing giving access to all three bedrooms and a contemporary bathroom. Externally there is off-road parking to front with garage access, with a private rear garden with seating and patio areas. Viewings are highly recommended!

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## Entrance

18'4 x 5'8

The property is entered via a glazed composite door to front with side panelling, opening to the entrance hall. Featuring Karndean flooring, with stairs to the first floor accommodation and storage beneath with lighting. Oak veneer doors off to:



## Lounge/Diner

23'4 x 10'4

Continuation of the Karndean flooring into a spacious lounge, featuring a multi-fuel stove sat upon a slate hearth. Ample space for dining table and chairs. Double glazed window to front x2. Patio door opening to the conservatory. Radiator x2.



## Kitchen/Breakfast Room

16'8 x 9'2

A stylish and modern kitchen fitted with a range of cream shaker style wall, base and drawer units with complimentary work surfaces. Resin single drainer sink with mixer tap and PVC splashbacks.

Integrated appliances include a double oven, five ring hob and extractor hood above. Microwave oven. Dishwasher. Washing machine. Fridge-freezer. Inset spotlights to ceiling. Double glazed window to rear. Double glazed door opens to the rear garden. Radiator.



## Conservatory

9'4 x 7'7

Double glazed window panels. Timber laminate flooring. French doors to the rear garden. Radiator.



## Landing

Built-in cupboard housing pressurised water cylinder. Loft access. Double glazed window to side. Oak veneer doors off to:



## Bedroom One

11'4 x 10'1

Featuring two sets of built-in double wardrobes. Double glazed window to rear. Radiator.



## Bedroom Two

11'4 x 10'6

Double glazed window to front. Radiator.



## Bedroom Three

7'6 x 7'4

Built-in wardrobe. Double glazed window to front. Radiator.



## Bathroom

6'0 x 5'0

Installed with a lovely and contemporary white suite comprising; Low level W/C. Wash hand basin set in vanity unit. Panel enclosed bath with waterfall style mixer tap, and dual headed thermostatic shower above with protective glass screen. Karndean flooring. Fully tiled walls. Inset spotlights. Chrome heated towel rail. Double glazed opaque window to rear. Extractor fan.



## Outside

Having ample off-road parking to the front, with double timber gates to the side. The rear is accessed via double timber gates opening to a gravel seating area, and a beautiful, spacious and private rear garden. The garden is predominantly laid to lawn with shrub beds and borders. Sandstone paved patio areas. Timber shed. External water supply.

## Garage

Single garage accessed through an open over door with power and light.

## 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 the office and one of the team will assist you further.

## Services (Wrexham)

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

## 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.

## Hours of Business (Wrexham)

Monday to Friday - 8:30am - 5:30pm  
Saturday - 9:00am - 4:00pm

## Additional Information (Wrexham)

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.

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.

