

Town & Country

Estate & Letting Agents

Hardwick Drive, Gwersyllt, Wrexham

Offers Over £270,000



Tucked away in a quiet cul-de-sac within this sought-after modern development, the property offers easy access to Wrexham city centre, motorway links and local amenities. This beautifully presented three-bedroom home features UPVC double glazing, gas central heating, solar panels and an A-rated EPC. The accommodation comprises an entrance hall with cloakroom/WC, a bay-fronted living room, and a modern kitchen/dining room with integrated appliances. Upstairs, there are three bedrooms, including a principal with en-suite, and a stylish family shower room. Externally, there is a front garden with off-road parking and a single garage. The enclosed rear garden is designed for low maintenance, featuring artificial lawn, decking, resin seating area and raised beds.

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DESCRIPTION

Situated within a quiet cul-de-sac of this popular modern development with easy access to Wrexham city Centre, local motorway networks and a host of day-to-day facilities. This beautifully presented, three bedroom property should be viewed to be fully appreciated, benefiting from both UPVC double glazing, gas central heating and solar panel panels and boasting an A rated energy performance certificate.

The property in brief comprises an entrance hall with cloakroom WC off, living room with a bay window facing the front, kitchen/dining room fitted with a range of attractive modern wall bases and drawer units and integrated appliances, the first floor landing which offers access to a stunning shower room and to three bedrooms the principal of which enjoys ensuite facilities, which again is presented to the highest standard. Externally to the front of the property is a lawn and shrub garden along with a slate chip and sleeper pathway leading to the front door and off-road parking position to the front of a single garage.

The rear garden is private and of low maintenance being predominantly artificial lawn with both a decked patio area and a resin bonded seating area with raised scrubbed and gravel flower beds.

ENTRANCE HALL

The property is entered through a composite opaque double glazed front door which opens to an inviting entrance hall with timber woodgrain effect laminate flooring, radiator, stairs off rising to the first floor accommodation with a storage cupboard below and internal doors opening to the cloakroom WC, living room and kitchen/dining room.

CLOAKROOM WC

5'2 x 3'1

With a porcelain tiled floor, a radiator, an opaque window facing the front elevation and a UPVC panelled ceiling the cloakroom is installed with a dual flush low-level WC along with a corner wash hand basin and tiled splashback.



LIVING ROOM

17'6 x 10'3

With a continuation of the timber woodgrain effect laminate flooring from the entrance hall to a living room with a bay window facing the front elevation and radiator below.



KITCHEN/DINING ROOM

18'3 x 13'

Separated into two distinct areas, the kitchen half being fitted with a range of contemporary gloss fronted cream and light wood grain effect wall, base and drawer units which are complimented by stainless steel handles and attractive work surfaces housing a stainless steel one and a half bowl sink unit with mixer tap. Integrated appliances include a stainless-steel oven, microwave, hob and extractor hood

along with a dishwasher and fridge/freezer and a window facing the rear elevation. The dining area has a continuation of the timber wood grain effect laminate flooring from the entrance hall which runs into a space with an under stairs storage cupboard housing the washing machine and having a radiator along with UPVC double glazed French doors opening to the rear garden throughout the kitchen diner set within the ceiling are recessed downlights.

FIRST FLOOR LANDING

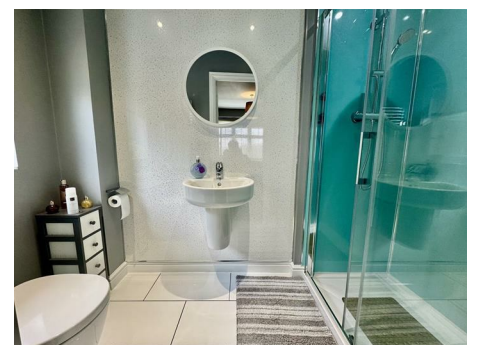
With a window facing the side elevation, a radiator, airing cupboard housing the gas boiler, installed in 2021 and doors off opening to the shower room and to all three bedrooms the principal of which has ensuite facilities.



PRINCIPAL BEDROOM

11'5 x 10'10

Fitted with floor to ceiling light wood grain effect range of wardrobes, a window to the front elevation with a radiator below and a door opening to the ensuite shower room



EN-SUITE SHOWER ROOM

7'8 x 4'2

Beautifully presented and comprising a double shower enclosure with dual head thermostatic shower, dual flush low level WC and wash hand basin with mixer tap. Panelled walls with ceramic tile flooring, chrome heated towel rail,

an opaque window facing the side elevation and UPVC panel ceilings with recessed downlights.



BEDROOM TWO

10'3 x 10'3

Fitted with light wood grain effect floor to ceiling double wardrobes and having a window facing the rear elevation of the radiator below.



BEDROOM THREE

10'4 x 6'6

With timber wood grain effect laminate flooring, a window to the rear elevation and radiator below.



SHOWER ROOM

8' x 6'6

Beautifully Installed with a double shower enclosure with dual head thermostatic shower,

a dual flush low level WC and wash hand basin with mixer tap and tiled splashback. The walls are partially panelled with a chrome heated towel rail, a built-in cupboard housing the pressurise hot water cylinder and a UPVC ceiling with recessed downlights.



EXTERNALLY

Directly to the front of the property is an attractive lawned and shrub front garden with a slate chip and sleeper pathway leading to the front door and alongside the property is off-road parking with an electric charging point positioned directly in front of a single garage. To the rear, is a perfectly presented private, low maintenance garden with an artificial lawn, a deck patio area with foot lights, a resin bonded seating area and raised gravel and shrub flower beds, benefiting from outside lighting and a water supply.



GARAGE

18'7 x 9'6

With power and light, and up and over garage door and a double glazed side access door.

Services

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

Tenure: Freehold

Council Tax Band E - £2680.00

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.

Additional Information

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 most 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.

