

Town & Country

Estate & Letting Agents

Solway Court, Wrexham

£229,950



A well presented three-bedroom semi-detached home, occupying a desirable corner plot within a modern development. The property features a dual-aspect living room, contemporary kitchen/dining room with integrated appliances, and three bedrooms including a principal with ensuite and fitted wardrobes. Outside, the south-facing enclosed garden offers a generous patio, lawn, and gated access to tandem off-road parking. Ideally located for Wrexham, motorway links, and local amenities, this home is perfect for modern family living.

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DESCRIPTION

A well presented three-bedroom semi-detached home, set on a desirable corner plot within a modern development. The property offers a spacious dual-aspect living room, a contemporary kitchen/dining room with integrated appliances and French doors to the garden, and a ground-floor cloakroom. Upstairs features three bedrooms, including a principal with fitted wardrobes and en-suite, plus a modern family bathroom. Externally, the property boasts a well-maintained southerly-facing garden, paved patio, lawn, and tandem parking for two vehicles. Conveniently located for Wrexham, motorway links, and local amenities.

LOCATION

Solway Court offers a peaceful and modern residential setting in a popular Wrexham development. It combines useful connectivity and local amenities with strong broadband infrastructure, making it well-suited for families, commuters, and professionals alike.



EXTERNALLY

The property occupies a lovely corner plot with lawn, golden gravel, and shrub gardens. Timber side access leads to the enclosed garden, alongside which are tandem off-road parking spaces for two vehicles. There is a well maintained side garden enjoying a sunny southerly aspect, featuring a generous paved patio, slightly raised lawn with shrub borders, a

timber shed, outside power, and water supply. The garden is enclosed by concrete posts with timber panel fencing and has gated access leading to the property's off-road parking.

ENTRANCE HALL

10'2" x 6'1"

The property is entered through an opaque composite double-glazed front door, opening into an inviting entrance hall with a ceramic tiled floor, radiator, and stairs rising to the first-floor accommodation with a storage cupboard beneath. Doors lead off to the living room, kitchen/dining room, and cloakroom WC.



CLOAKROOM WC

5'2" x 3'1"

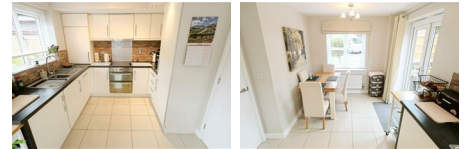
With a continuation of the ceramic tiled floor from the entrance hall, this cloakroom is fitted with a dual-flush low-level WC, a wall-mounted wash hand basin with mixer tap and tiled splashback, a radiator, and a ceiling extractor fan.



LIVING ROOM

15'0 x 10'6

A light and airy double-aspect living room with windows to both the front and side elevations, and a radiator.



KITCHEN/DINING ROOM

14'8" x 8'6"

The kitchen is fitted with a stylish range of contemporary cream wall, base, and drawer units complemented by chrome handles and ample worktop space. A stainless steel one-and-a-half bowl sink unit with mixer tap and tiled splashback is set beneath a side-facing window. Integrated appliances include a stainless steel double oven with electric hob and extractor hood above, a dishwasher, washing machine, and fridge/freezer. A cupboard houses the gas combination boiler. The ceramic tiled floor continues, with a radiator, front and side-facing windows, and French doors opening onto the garden's paved patio area.



FIRST FLOOR LANDING

With access to the loft, a built-in shelved storage cupboard, and doors leading to the bathroom and all three bedrooms, including the principal bedroom with fitted wardrobes and en-suite facilities.



PRINCIPAL BEDROOM

8'8" x 8'6"

With a fitted mirrored double wardrobe, side-facing window with radiator below, and a door opening to the en-suite shower room.



BEDROOM THREE

10'3" x 6'4" (max)

Side-facing window with radiator below.



EN-SUITE SHOWER ROOM

8'7" x 5'6"

Fitted with a modern white three-piece suite comprising an oversized shower enclosure with thermostatic shower, dual-flush low-level WC, and pedestal wash hand basin with mixer tap. Partially tiled walls, chrome heated towel rail, front-facing opaque window, recessed ceiling downlights, and extractor fan complete the space.



BATHROOM

6'1" x 5'9"

Fitted with a modern white suite comprising a panelled bath with mixer tap, electric shower and screen above, dual-flush low-level WC, and pedestal wash hand basin with mixer tap. Finished with a ceramic tiled floor, partially tiled walls, chrome heated towel rail, and front-facing opaque window. A wall-mounted mirror sits above the wash hand basin, while recessed ceiling downlights and extractor fan add the finishing touches.



BEDROOM TWO

10'3" x 7'8" (max)

Front-facing window with radiator below.



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.

Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars. Annual service charge roughly £240.00

To Make an Offer (Wrexham)

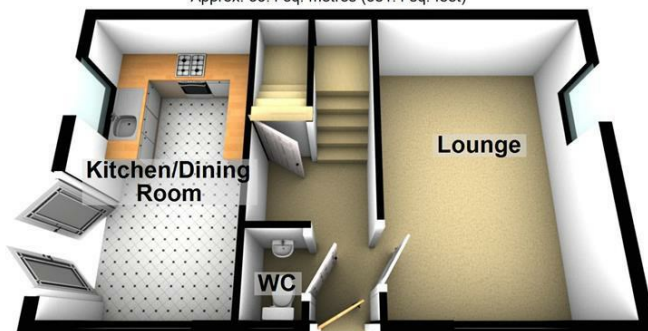
If you would like to make an offer, please contact a member of our team who will assist you further.

Viewings (Wrexham)

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

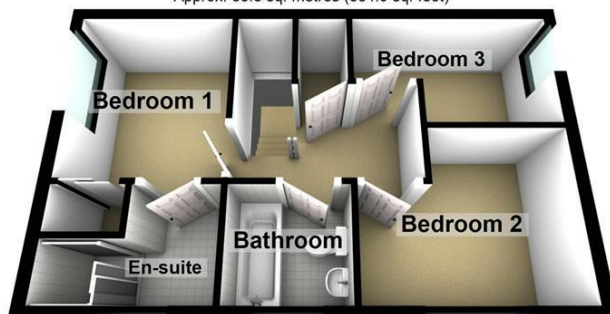
Ground Floor

Approx. 35.4 sq. metres (381.4 sq. feet)



First Floor

Approx. 35.8 sq. metres (384.9 sq. feet)



Total area: approx. 71.2 sq. metres (766.3 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		
	78	84
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.