

Town & Country

Estate & Letting Agents

East Avenue, Wrexham

£189,950



Nestled within a sought-after area in Wrexham, this three-bedroom semi-detached home stands as a testament to modern living. Recently subjected to a comprehensive program of refurbishment, this residence shines with a renewed elegance, epitomizing quality at every turn. With local amenities within easy reach, this property is a true gem that demands your attention. Boasting the advantages of UPVC double glazing and gas central heating, the home guarantees comfort and efficiency. The layout encompasses an inviting entrance hall, a cosy living room, and a contemporary open-plan kitchen/diner that exudes modernity. A convenient cloakroom WC complements the ground floor. Upstairs, a first-floor landing grants access to all three bedrooms, each offering a unique haven, and to a stunning white bathroom suite that's the epitome of elegance. Externally, the property impresses further. The front showcases off-road parking leading to a single garage, while the rear garden offers a delightful brick block patio and an expanse of lush lawn, providing an outdoor sanctuary. With its prime location, meticulous updates, and inviting spaces, this home is a testament to refined living. Viewing is highly recommended to truly appreciate the splendour it offers.

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Location



Front Garden

The property welcomes you with a grand entrance featuring three double iron gates that lead to a concrete off-road parking area. This front space is complemented by a detached prefabricated garage and a low-maintenance gravel front garden bordered by a boundary hedge. A canopy porch with a side light graces the front door, and an additional iron gate opens up to the rear garden.

Entrance Hall

Step into this exquisite property through a composite leaded and double-glazed front door, onto sleek ceramic tile flooring. The entrance hall boasts a graceful staircase leading to the first floor and an internal door that opens into the living room. A harmonious blend of style and functionality welcomes you to this elegant space.



Living Room

14'2 x 13'1"

The living room is a cosy retreat adorned

with a front-facing window that fills the space with natural light. A radiator ensures comfortable warmth, while the focal point of the room is a captivating cast iron wood burner nestled within a fireplace, enhanced by a black quarry tile hearth.



Kitchen/Dining

17'5" x 8'8"

The kitchen/dining room is a modern masterpiece, adorned with an array of stylish light grey wall, base, and drawer units. The ample quartz worksurface not only accommodates a sleek stainless steel, one and a half bowl sink unit with grooved drainer and adjustable mixer tap but also features tasteful tiled splashbacks. Integrated appliances, including a double oven, hob, extractor hood, and a fridge/freezer, ensure both convenience and elegance. The space is generously illuminated by two windows overlooking the serene rear garden. The flooring is graced with ceramic tiles, creating a practical and visually pleasing foundation. An anthracite tall column-style radiator adds a touch of contemporary charm. A convenient under stairs storage cupboard keeps things tidy, while a UPVC double glazed back door opens to the side elevation of the property. An internal door leads to the cloakroom WC, completing this functional and stylish kitchen/dining area.



Cloakroom WC

The space features a concealed cistern with a dual flush, low-level WC, accompanied by a sleek wash hand basin adorned with a modern mixer tap and vanity unit. The ceramic tiled flooring adds a touch of refinement, complemented by a small column-style radiator. Natural light filters through an opaque window on the side elevation, creating a comfortable ambiance. To enhance the modern aesthetic, downlights are tastefully integrated into the ceiling.

First Floor Landing

An oak banister, complemented by white spindle balustrades and a Newell post, adorns this space with elegance. A radiator ensures comfort while a window to the side elevation invites natural light. Practicality meets design as access to the loft is provided, offering a potential for additional space. The landing also serves as a gateway to all three bedrooms and the bathroom, with doors that graciously open to these inviting spaces.



Bedroom One

10'4"×10'4"

The bedroom features a front-facing window, providing natural light and a charming view. With a radiator for comfort, it also boasts a floor-to-ceiling double wardrobe for both storage and style.



Bedroom Two

2'11'8"×8 feet 2 inches

The bedroom offers a serene atmosphere with a rear-facing window that invites in gentle light. A radiator ensures a comfortable ambiance. Additionally, the room features a built-in cupboard complete with shelving and hanging space, combining practicality and organization seamlessly.



Bedroom Three

7'7"×8'6"

Bedroom three boasts a rear-facing window, allowing in natural light for a pleasant ambiance. It's equipped with a radiator, ensuring a cosy and comfortable space.



Bathroom

7'5"×6'2"

The bathroom exudes contemporary elegance with its pristine white suite. A panel bath takes centre stage, featuring a mixer tap and a dual head thermostatic shower, complete with a protective glass screen above. The bathroom also includes a dual flush, low-level WC and an oversized washbasin with a sleek mixer tap and a vanity unit below, offering both functionality and style. An anthracite heated towel rail adds a touch of luxury to the space, while fully tiled walls and a ceramic tiled floor evoke a sense of refinement. A built-in storage/shelving cupboard contributes to the room's practicality and organization. Recessed downlights set within the ceiling create

a soft and inviting illumination. An extractor fan ensures proper ventilation. This bathroom is a harmonious blend of contemporary design and thoughtful functionality, providing a tranquil haven for relaxation and rejuvenation.

Garden

The rear garden boasts an appealing brick block patio area that seamlessly transitions into a lush lawn. The garden is enclosed by a series of fence panels with sturdy concrete posts, providing both privacy and security. Thoughtful external lighting illuminates the space, allowing for enjoyment even in the evenings. Moreover, a convenient water supply is available for various outdoor needs. This well-designed rear garden is a charming retreat that invites you to relax and appreciate the outdoors.

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.

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.

