

# Town & Country

Estate & Letting Agents

Mendip Close, Gwersyllt, Wrexham

£315,000



Positioned in a quiet cul-de-sac, this extended four-bedroom detached home offers excellent access to Wrexham city centre, motorway links, shops, and schools. With gas central heating and UPVC double glazing, the accommodation includes three reception rooms, study, kitchen, utility, cloakroom, four bedrooms (principal ensuite), and family bathroom. Externally, there is ample parking, a garage, and a south-facing garden with patio, lawn, and outbuildings.

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## DESCRIPTION

Tucked away in a quiet cul-de-sac, this extended four-bedroom detached home is ideally located for Wrexham city centre, motorway links, shops, and schools. Benefiting from gas central heating and UPVC double glazing, the property offers spacious family accommodation including entrance hall, study, cloakroom WC, utility, sitting room, kitchen, dining room, and living room. Upstairs, four bedrooms (principal with ensuite) are served by a modern family bathroom. Externally, there is generous off-road parking, a garage, and a sunny south-facing rear garden with patio, lawn, and outbuildings.

## LOCATION

Located in a well-established residential area, Mendip Close offers convenient access to Wrexham city centre, local schools, shops, and transport links. The area is popular with first-time buyers and families alike, providing a quiet yet accessible setting close to everyday amenities and major road networks.



## ENTRANCE HALL

Entered via a stained glass and leaded opaque UPVC double-glazed front door. Features light oak flooring, radiator, stairs rising to the first floor, glazed door to the sitting room, and further doors to the living room, cloakroom WC, utility, and study.



## STUDY

10'10 x 7'2

Front-facing window with radiator below.



## KITCHEN

15'7 x 12'3

Light wood-effect wall and base units with stainless steel handles, granite work surfaces and tiled splashback. Integrated stainless steel double oven, five-ring gas hob with extractor, dishwasher, and space for American fridge freezer (with water supply). Recessed ceiling lights, tiled flooring, windows to rear and side elevations, and UPVC French doors opening to the rear patio.

## UTILITY

7'2 x 5

Fitted with wall units and light wood-effect work surfaces housing a stainless steel sink unit with tiled splashback, space for dryer and plumbing for washing machine.



## CLOAKROOM WC

7'2 x 3'4

Part-tiled walls, radiator, opaque side window, dual-flush WC, and wash hand basin.



## LIVING ROOM

12'9 x 9'9

Continuation of oak flooring, bow front window, radiator, and feature Portuguese stone fireplace with electric fire.



## SITTING ROOM

10'3 x 9'10

Side-facing window, radiator, door to dining room, and open throughway to the kitchen with tiled flooring.



## DINING ROOM

13'5 x 9'8

Oak flooring, radiator, UPVC French doors to patio, and archway to living room.

## FIRST FLOOR LANDING

Built-in linen cupboard, loft access, and doors to four bedrooms and family bathroom.



## BEDROOM ONE

11'7 x 10'1

Front-facing window, radiator, extensive fitted wardrobes with matching units, and open access to ensuite.





## EN SUITE

5'2 x 4'6

Corner shower enclosure with thermostatic shower, pedestal wash hand basin, part-tiled walls, recessed downlights, and extractor.



## BEDROOM TWO

11 x 9'2

Rear-facing window, radiator, laminate flooring, and fitted wardrobe.



## BEDROOM THREE

10'2 x 7

Front-facing window, radiator, laminate flooring.



## BEDROOM FOUR

10'1 x 6'6

Rear-facing window, radiator, and fitted wardrobe.



## FAMILY BATHROOM

7'4 x 6'6

Modern three-piece suite including P-shaped bath with shower and screen, vanity with WC and wash basin, chrome heated towel rail, tiled walls, shelving, and opaque side window.

## GARAGE

Single garage with up-and-over door, power, light, and glazed pedestrian access from the rear, with gas combi central heating boiler housed.



## EXTERNALLY

To the front is ample brick-block off-road parking with access to a single garage, external lighting, and timber side access leading to the rear garden.

To the rear south-facing garden with a large paved patio, slightly raised lawn, timber summerhouse with electric power, shed, outside lighting, and water supply.



## Services

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

Freehold

Council Tax Band - E (£2680 Per Year)

## 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.**

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	