

# Town & Country

Estate & Letting Agents

Bloom Avenue, Wrexham

£299,950



A stunningly presented four bedroom detached corner plot property, forming part of a modern development overlooking the hills of Wrexham, just a short distance from the city centre with local amenities close at hand. The property comprises; entrance hall, cloakroom, lounge, sitting room/diner and kitchen/breakfast room on the ground floor, with four bedrooms, two en-suite shower rooms and family bathroom on the first floor. Externally is a driveway to front providing ample off road parking, with a good sized landscaped garden to rear. Viewings are highly recommended!

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345



## Location

Bloom Avenue is located within the popular modern development which lies 2 ½ miles from Wrexham town centre. The nearby villages provide a range of local amenities including primary and secondary schools and a variety of shops. There are good road links to the A483 bypass which links Wrexham, Chester and Oswestry. The development is situated in an elevated setting and enjoys far reaching views over Wrexham and Cheshire.



## Entrance

The property is accessed via a double glazed door to front with matching panels to side, opening to the entrance hall with timber laminate flooring. Stairs rising to first floor. Understairs storage cupboard. Radiator. Oak veneer doors to:

## Cloakroom

Low level W/C. Pedestal wash hand basin with mosaic tiled splashbacks. Installed with a modern dual flush, low-level WC, along with a pedestal wash, handbasin with mosaic, miniature tile splashback, radiator, opaque window to the side elevation.



## Lounge

15'9 x 13'2

Timber laminate flooring. Double glazed bay to rear with UPVC French doors opening to the rear garden. Radiator.



## Sitting Room/Diner

11'0 x 8'6

Timber laminate flooring. Double glazed window to front. Radiator.



## Kitchen/Breakfast Room

18'7 x 10'0

Fitted with an attractive range of gloss fronted wall, base and drawer units with complimentary work surfaces. Resin 1 & 1/2 bowl sink unit with mixer tap. Integrated stainless steel oven with stainless steel microwave above. Electric hob with stainless steel and glass canopy and extractor hood above. Integrated washing machine. Integrated dishwasher. Integrated fridge. Ceramic tiled flooring. Bay to the rear featuring double glazed French doors to the rear garden. Radiator.

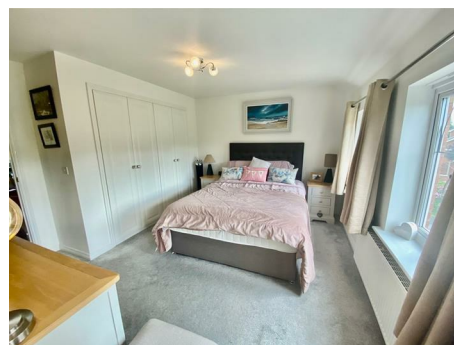


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## Landing

Loft access. Radiator. Veneer doors to:



## Bedroom One

18'2 x 11'8

Range of fitted wardrobes. Double glazed window to front x3. Radiator x2. Oak veneer door to walk-in wardrobe. Oak veneer door to en-suite.





## En-Suite

Low level W/C. Pedestal wash hand basin. Installed with a double shower enclosure with dual head and thermostatic shower above. Partially tiled walls. Extractor fan above. Opaque window to front. Radiator.



## Bedroom Three

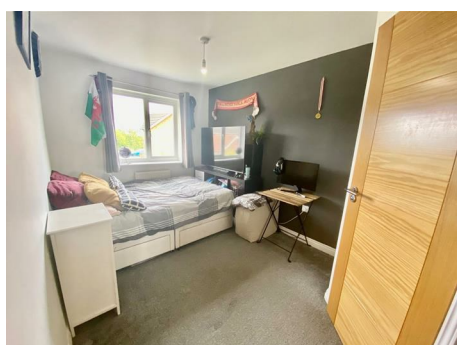
10'2 x 8'3

Fitted shelving. Double glazed window to rear. Radiator.

## Bedroom Four

9'8 x 6'6

Double glazed window to rear. Radiator.



## Bedroom Two

13'4 x 7'8

Built-in double wardrobe with mirror. Double glazed window to rear. Door to en-suite. Radiator.



## Bathroom

Low level W/C. Wash hand basin set in vanity unit. Panel enclosed bath

## Garage

17'10 x 7'9

Featuring power and light.



## En-Suite

Low level W/C. Pedestal wash hand basin. Separate shower enclosure with thermostatic shower. Partially tiled walls. Extractor fan. Opaque window to side. Radiator.



## Outside

There is ample off-road parking to front, along with a low maintenance golden gravel garden. Canopy porch with lights above. Water supply. Gated side access leading to rear garden.

There is an attractively landscaped rear garden with a central lawn area enclosed by paved pathways and patios, along with slate chip and shrub borders. Outside power and light, all of which is enclosed by a series of brick pillars and fence panels.



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

## Services

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

## 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.

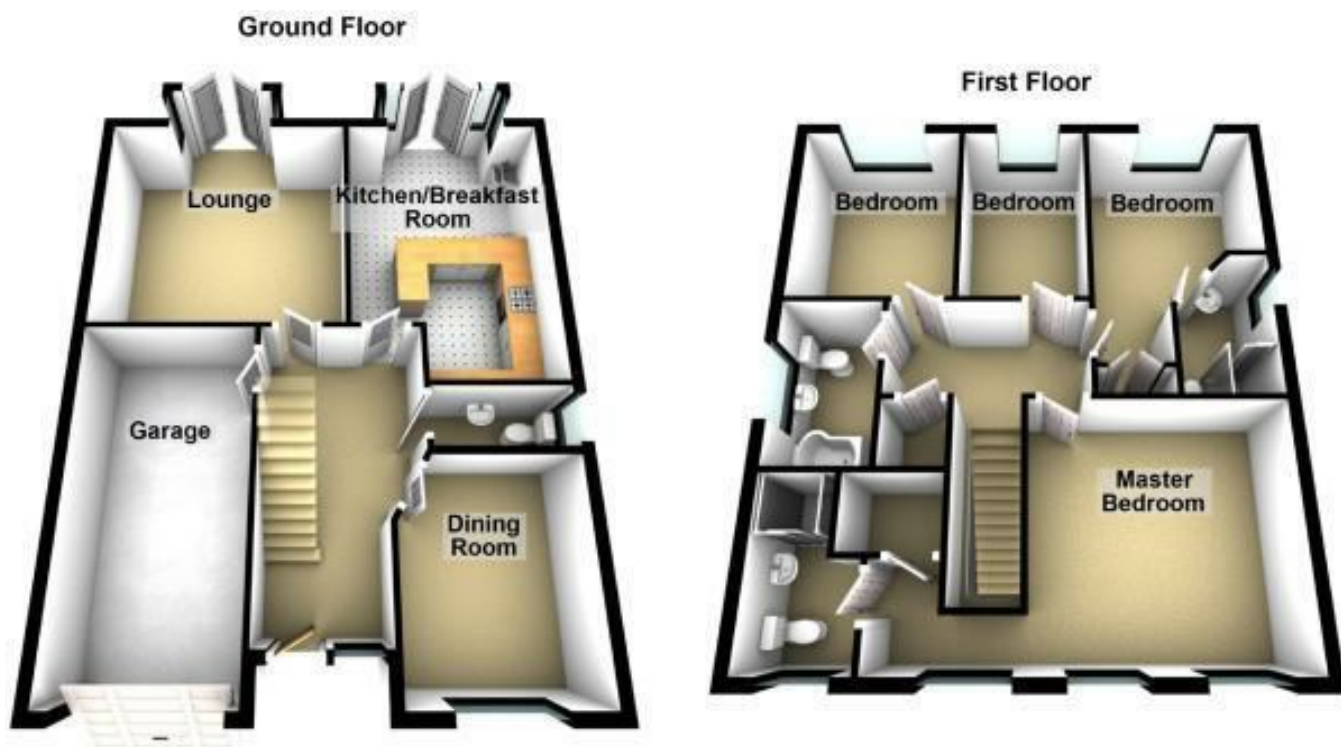
## Hours of Business

Monday to Friday - 8:30am - 5:30pm

Saturday - 9:00am - 4:00pm

## 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.



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007.  
Plan produced using PlanUp.

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
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC