

# Town & Country

Estate & Letting Agents

Chestnut Road, Wrexham

£220,000



This immaculate three-bedroom semi-detached house sets a new standard for quality. Ideally located in a highly regarded village, this home benefits from UPVC double glazing and gas central heating. Recent years have witnessed a comprehensive refurbishment, resulting in a modern and fresh interior. The layout includes an entrance hall with a storage cupboard, a cosy living room, a dining room, and a beautifully designed kitchen. The first floor hosts three bedrooms and a contemporary white shower room. Outside, a brick block driveway leads to an artificial lawn adorned with attractive shrubs. A secure gated path, lined with porcelain tile flags, leads to the detached garage and a rear garden featuring a spacious porcelain tile flag patio, an artificial lawn, outdoor lighting, and a water supply. The rear of the property offers privacy, with a gate leading to a large communal lawn field. To truly grasp the splendour of this property, a viewing is essential.

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## Location

Nestled within the heart of Bradley, Wrexham, the property on Chestnut Road presents an inviting living experience. This address combines the warmth of a welcoming community with the ease of access to essential amenities. Surrounded by the natural beauty of the area, residents can enjoy the best of both worlds — peaceful surroundings and convenient urban comforts. With its desirable location, Chestnut Road offers a charming and well-connected place to call home.



## Entrance Hall

5'6" x 6'6"

The property features an attractive leaded and double glazed composite front door with an opaque side panel. Inside, you'll find timber laminate flooring, a radiator, a storage cupboard, and stairs leading to the first floor. An internal door also connects to the living room.



## Living Room

13'5" x 12'9"

The room boasts a bow window facing the front, a radiator, and under stairs storage. Recessed ceiling downlights illuminate the space, complementing the ambiance alongside a wall-mounted electric fireplace with a log-like effect. An open thoroughway seamlessly connects to the dining area.



## Dining Area

9'10" x 7'10"

Equipped with a radiator, the room features a patio door that opens to the rear garden. Recessed ceiling downlights provide ample illumination, while a connecting door leads to the kitchen.



## Kitchen

10'1" x 8'2"

The kitchen is elegantly designed, featuring cream shaker-style wall, base, and drawer units adorned with stainless steel handles. Light wood-effect work surfaces complement these units and hold a stainless steel one and a half bowl sink with a mixer tap, accompanied by tiled splashbacks. The kitchen offers ample space for a cooker, complete with a stainless steel extractor hood, and includes integrated appliances like a washing machine and fridge/freezer. A built-in storage cupboard adds convenience. The kitchen's ambiance is enhanced by timber laminate flooring. Natural light fills the space through a high-level window on the side and a second window at the rear. Recessed downlights within the ceiling provide ample illumination. The kitchen also connects to the outdoors through a UPVC double glazed back door that opens to the rear garden.



## First Floor Landing

With a side-facing window, loft access, ceiling recessed downlights, and doors leading to all three bedrooms and the shower room.



## Bedroom One

12'10" x 9'6"

The space boasts a front-facing window, a radiator for warmth, and provisions for wall-mounted TV installation.



## Bedroom Two

9'6" x 9'6"

This area offers a rear-facing window, a radiator, a built-in cupboard with a new Worcester combination gas boiler, and integrated bedroom units featuring wardrobes, drawers, and luggage storage. It also accommodates a wall mount for a television.



## Bedroom Three

9'9" x 6'3"

Complete with a front-facing window, radiator, and built-in wardrobe with luggage cupboards.

## Shower Room

6'1" x 4'9"

Presenting a stunning contemporary shower room with

an expansive, low-base walk-in shower featuring a dual-head thermostatic system. The room also includes a vanity unit housing a washbasin with a mixer tap and a dual flush, low-level WC. A chrome heated towel rail adorns the wall, complementing the fully tiled walls. Recessed downlights illuminate the ceiling, while an opaque window graces the rear elevation.



## Garden

The garden is a delightful oasis with a range of attractive features. An expansive Indian stone patio area provides a stylish and functional space for outdoor relaxation and entertaining. The newly painted fence panels enclose the area, offering a fresh and clean backdrop that enhances the overall aesthetics. Well-placed plant pots bring a touch of nature and colour, creating a visually appealing environment. The addition of astro turf grass introduces a low-maintenance yet lush green element, offering the look of a well-tended lawn all year round. This well-crafted garden is designed for both aesthetic pleasure and practical enjoyment.



## Garage

17'6" x 8'6"

A detached prefabricated garage offering dual access through an up-and-over garage door or an aluminium side access door. Equipped with power and lighting for convenience.



## 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.



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.

