

Town & Country

Estate & Letting Agents

Garden Road, Wrexham

£159,950



Situated within a quiet cul-de-sac, this beautifully maintained semi-detached home enjoys an open outlook towards a communal playing field and boasts a stunning rear garden with a sunny, southerly-facing orientation.

The low-maintenance front garden features golden gravel with a brick-block pathway leading to the main entrance. Internally, the property offers an entrance hall, living room, spacious kitchen/dining room, rear hall, utility room, first-floor landing, two double bedrooms, and a three-piece shower room.

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345



DESCRIPTION

A well-presented two-bedroom semi-detached home, set within a quiet cul-de-sac and overlooking a communal green. The property features a low-maintenance front garden, spacious living room, fitted kitchen/dining room, rear hall with utility room, two double bedrooms, and a modern shower room. To the rear is a beautifully maintained southerly-facing garden with lawn, mature trees, shrubs, a greenhouse, and a timber shed. Ideal for buyers seeking a comfortable home with attractive outdoor space.

DIRECTIONS

Starting from the heart of Wrexham city centre (e.g., near Eagles Meadow Shopping Centre, Lord Street, or the bus station). Head northwest, following signs for Rhosddu, and continue along Chester Road. Follow Chester Road until you reach the turn-off for Garden Village / Rhosddu (Garden Road will branch off). Turn into Garden Road, where the address LL11 2NU is located.

LOCATION

Garden Road is situated in the popular residential area of Rhosddu, just a short distance from Wrexham town centre. The location benefits from a range of local amenities including shops, schools, and regular public transport links. It also offers easy access to the A483 for commuting to Chester, Oswestry, and beyond. The area is well

regarded for its convenience and community feel, with nearby parks and green spaces adding to its appeal.

ENTRANCE HALL

The property is entered via a composite opaque double-glazed front door, opening into an entrance hall with a radiator, stairs rising to the first-floor accommodation, and an internal door leading to the living room.



LIVING ROOM

12'4" x 10'9"

Featuring an inset living flame gas fire, a window to the front elevation with radiator beneath, and an internal door opening into the kitchen/dining room.



KITCHEN/DINING ROOM

15'6" x 10'10"

Fitted with light wood-grain effect wall, base, and drawer units, with ample work surface space housing a stainless steel one-and-a-half bowl sink unit with adjustable mixer tap. There is space and plumbing for a washing machine, a radiator, partially tiled walls, an under-stairs storage cupboard, and a built-in corner cupboard housing the Worcester gas combination boiler. A window overlooks the rear garden, and a glazed door leads into the rear hall.

REAR HALL

6' x 5'6"

Constructed with a UPVC double-glazed frame and integrated door opening to

the rear garden, with wood panelling. A further timber door provides access to the utility room.

UTILITY ROOM

8' x 4'7"

Fitted with base units, a window to the side elevation, and power supply.

FIRST FLOOR LANDING

With access to the loft space, a built-in shelved storage cupboard, radiator, and doors opening to both bedrooms and the shower room.



BEDROOM ONE

11'5" x 10'6"

Fitted with a range of wardrobes along one wall with luggage cupboards above, a chest of drawers, and a bedside cabinet. A further deep wardrobe/storage cupboard is accessible via double sliding mirrored doors. A window faces the front elevation with radiator below.



BEDROOM TWO

10'7" x 7'5"

With a window overlooking the rear garden, radiator beneath, and a range of

wardrobes with four sliding doors, two of which have mirrored inserts.



SHOWER ROOM

7'5" x 5'5"

Formerly a bathroom, now refitted with a corner shower enclosure and thermostatic shower, low-level WC, and pedestal wash hand basin. Fully tiled walls, radiator, and an opaque rear-facing window.



EXTERNALLY

To the front of the property is a shared brick-block pathway leading to the front door, continuing along the property to a timber-gated side access leading to the rear garden. The front garden itself is laid with golden gravel and features a sleeper-raised planter. The rear garden enjoys a sunny southerly aspect, mainly laid to lawn with a mature apple tree and a variety of plants, shrubs, and trees. The garden also benefits from a timber shed, greenhouse, external water supply, and lighting.



Services (Wrexham)

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

Council Tax Band - C

Tenure - Freehold

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.

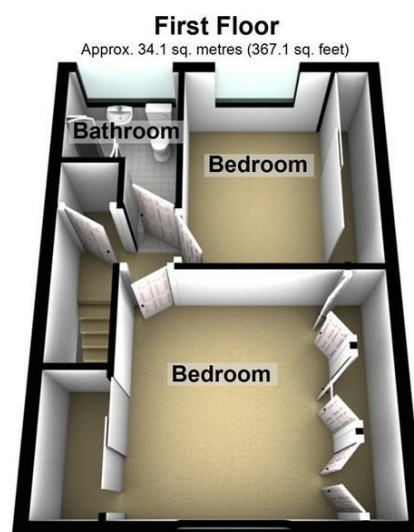
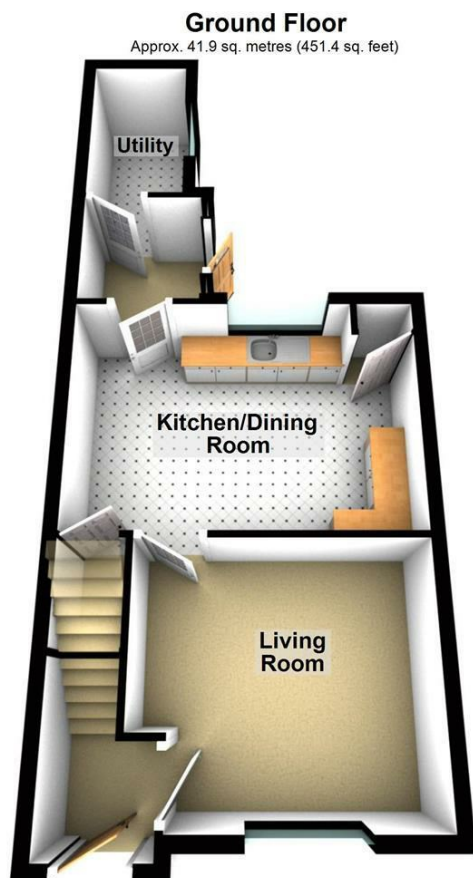
Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

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.



Total area: approx. 76.0 sq. metres (818.6 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		
England & Wales	70	76
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.