

# Town & Country

Estate & Letting Agents

Almond Way, Wrexham

£325,000



Excellent opportunity to purchase a desirable 4-bedroom home in a sought-after modern development. It features a lounge, dining room, kitchen, utility, cloakroom, and en-suite facilities. Externally, there's a garage, front driveway, and lawned gardens. Highly recommended viewing!

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**TEL: 01978 291345**



## DESCRIPTION

An excellent opportunity to purchase a highly desirable four bedroom detached family home, situated in a sought after modern development. The property comprises; entrance hall, lounge, dining room, kitchen, cloakroom and utility on the ground floor, with four bedrooms, en-suite shower room and family bathroom on the first floor. Externally is a driveway to front leading to a garage providing ample off-road parking, with lawned gardens to front and rear. Viewings are highly recommended!

## LOCATION

The property is set within a popular development located within walking distance of the village centre. It stands in an attractive position to the lower part of this popular development with views across to Hope Mountain. The village of Hope lies in a convenient position for access to Chester, Wrexham, Mold and the A55 at Dobshill enabling ease of access throughout the region. Alternatively there are good railway links to main towns and beyond. There are facilities catering for most daily requirements within the village.

## DIRECTIONS

From our Wrexham branch: Head south-west on King Street towards Lord Street, turn left onto Trinity Street, turn left onto Rhosddu Road, at the roundabout, continue straight to stay on Rhosddu Road, at the roundabout, continue straight onto Rhosddu Road/B5425, continue to follow B5425, at the roundabout, take the 2nd exit onto Llay Road/B5102, turn left onto Rackery Lane/B5373, continue to follow B5373, continue onto Wrexham Road/A550, turn left onto The Beeches, turn left to stay on The Beeches, turn right to stay on The Beeches, turn left onto Almond Way. The destination will be on the right.

## ENTRANCE HALL

The property is entered via a UPVC double glazed door to front opening to the entrance hall. Timber laminate flooring. Stairs to first floor with spindle balustrades off. Storage cupboard below. Doors to:



## LOUNGE

20'4 x 10'8

Featuring a living flame gas fire set within a marble hearth and an ornate Adam style surround. Timber laminate flooring. Double glazed bay window to front. Radiator x2. Door to:



## DINING ROOM

11'10 x 8'9

Double glazed patio door to rear. Radiator.



## KITCHEN

11'7 x 7'10

Fitted with a range of oak style wall, base and drawer units with complimentary work surfaces. 1 & 1/2 resin bowl sink unit with mixer tap. Integrated double oven, gas hob and extractor hood above. Space and plumbing for dishwasher. Partially tiled walls. Ceramic tiled

walls. Double glazed window to rear. Door to utility.



## UTILITY

8'0 x 7'3

Fitted with a range of base units, matching those in the kitchen, along with complementary work surfaces. Stainless steel single drainer sink unit with mixer tap and tiled splashbacks. Space and plumbing for a washing machine. Ceramic tiled flooring. Double glazed door to rear. Radiator. Door to garage.

## CLOAKROOM

Low level W/C. Wash hand basin set within vanity unit. Ceramic tiled flooring. Fully tiled walls. Double glazed opaque window to front. Radiator.

## LANDING

Loft access. Double glazed window to side. Radiator. Doors to:



## BEDROOM ONE

11'4 x 10'10

Fitted with a range of wardrobes. Double glazed window to rear. Radiator. Door to en-suite.



## EN-SUITE

5'6 x 5'2

Low level W/C. Pedestal wash hand basin with mixer tap, mirror and glass shelf. Corner shower enclosure with thermostatic shower. Ceramic tiled flooring. Tiled walls. Extractor fan. Radiator.



## BEDROOM TWO

9'8 x 9'5

Double glazed window to front. Radiator.



## BEDROOM THREE

9'8 x 7'6

Double glazed window to front. Radiator.



## BEDROOM FOUR

8'6 x 6'5

Double glazed window to rear. Radiator.



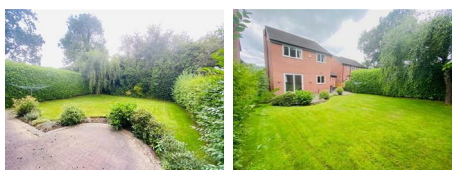
## BATHROOM

Low level W/C. Pedestal wash hand basin. Panel enclosed bath. Ceramic tiled flooring. Fully tiled walls. Extractor fan. Double glazed opaque window to side.

## GARAGE

16'6 x 8'2

Accessed through an open over garage door, or from the utility room, with loft storage, power, and light.



## EXTERNALLY

The property benefits from off-road parking to front, with shrubs to the garden. There is a canopy porch over the front door, along with an external light. The rear garden is accessed via iron gates leading to a brick-block curved patio area, and a predominantly lawned garden with shrub beds and borders enclosed by a series of hedging. Outside water supply and lighting.

## ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town and Country Estate Agents Wrexham on 01978 291345.

## SUBMIT AN OFFER

If you would like to submit an offer please contact the Wrexham branch and a member of the team will assist you further.

## SERVICES TO PROPERTY

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

## MORTGAGE SERVICES

Town and Country Estate Agents Wrexham can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our 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. 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.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

## HOURS OF BUSINESS

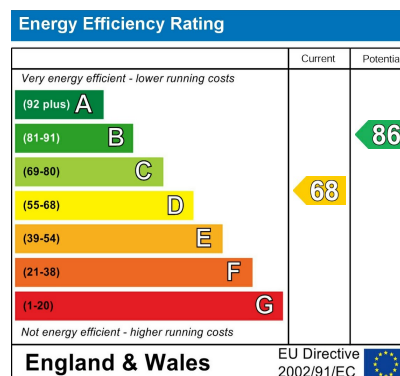
Monday to Friday - 8:30am - 5:30pm  
Saturday - 9:00am - 4:00pm

## 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.



Total area: approx. 117.6 sq. metres (1265.8 sq. feet)



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.