

Town & Country

Estate & Letting Agents

Oak Drive, Wrexham

£240,000



Occupying a pleasant position with views across open playing fields, this light and spacious three-bedroom semi-detached home is set on a generously sized plot. The property benefits from gas central heating and UPVC double glazing, with the internal accommodation briefly comprising: entrance hall, living room with bay window to the front elevation, dining room with access to a large conservatory, fitted kitchen, side passageway providing access to a utility room and garage, and a first-floor landing leading to three bedrooms and a modern white three-piece bathroom suite.

Externally, the property offers ample off-road parking to the front for multiple vehicles, while the rear garden has been designed for low maintenance, predominantly laid with paving and slate chippings, and enclosed by concrete posts with timber panel fencing.

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Externally Front

The property enjoys an attractive outlook to the front over communal sports playing fields and benefits from ample off-road parking for multiple vehicles, together with access to the garage. A UPVC double-glazed entrance door opens to the side passageway, with a further UPVC double-glazed main entrance door providing access to the accommodation.

Entrance Hall

10'10 x 5'6

The entrance hall has stairs off rising to the first floor accommodation, a radiator and a door off opening to the living room.



Living Room

14'4 x 13'9

With a bay window facing the front elevation with views over the playing fields to the front, the room has a radiator as well as an exposed brick fireplace housing a living flame gas log style burner. An arched through weight leads to the dining room.



Dining Room

10 x 10'5

With the door off opening to the kitchen, a radiator and UPVC double glaze French doors opening to the conservatory.



Conservatory

14'3 x 10'8

With the door off opening to the kitchen, a radiator and UPVC double glaze French doors opening to the conservatory.



Kitchen

9'4 x 9'6

The kitchen is fitted with a range of wall base and draw units complimented by a display cabinet and Apple works surface

space housing arising one and a half bowl sink unit with mixer tap and tile splashback. Integrated appliances include an oven hob and extractor hood along with a dishwasher. A window face is the rear elevation and a UPVC opaque double glazed door opens to the property side passageway.

Side Passageway

20'5 x 3

With a ceramic tile floor and partially tile walls, UPVC double glazed opaque doors opening to both front and rear gardens, a glazed door opening to the garage and an archway into the utility room

Utility Room

5 x 5'8

With a continuation of the ceramic tile floor and partially tiled walls having an opaque window to the rear elevation and space and plumbing for a washing machine .

Garage

15'10 x 8'4

Access from the front through an electric up and over garage door with power and light and a UPVC double glazed door which opens directly to the rear garden.

First Floor Landing

Having a window facing the side elevation, access to the loft doors off opening to all three bedrooms and to the bathroom.



Bedroom One

11'2 x 9

Fitted with a range of wardrobes running along the length of one wall and having a radiator and a window facing the front elevation framing elevator use of the playing fields in front.



Bedroom Two

14'1 x 9

Bedroom two has two built-in cupboards—one shelved and the other housing the gas combination boiler—a radiator, and a rear-facing window.



Bedroom Three

8'7 x 7'7

An L-shaped room with a deep built-in cupboard/wardrobe, a radiator, and a front-facing window.



Bathroom

Fitted with a range of wardrobes running along the length of one wall and having a radiator and a window facing the front elevation framing elevator use of the playing fields in front.



Rear Garden

The rear garden has been designed for low maintenance, predominantly laid with paving and slate chippings, and enclosed by concrete posts with timber panel fencing.



Bedroom View

Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

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

Additional Information

We would like to point out that all

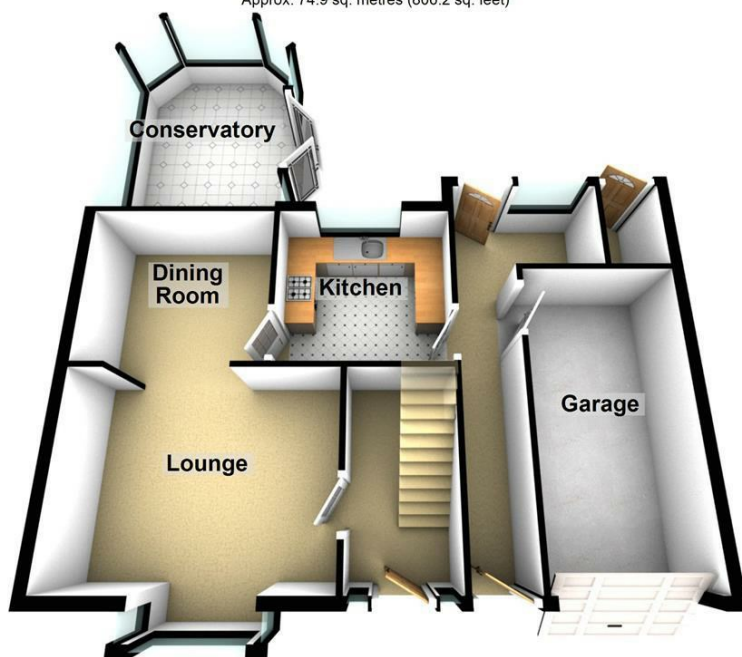
measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

Hours of Business

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

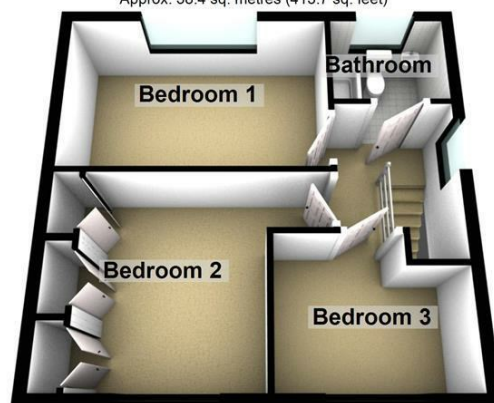
Ground Floor

Approx. 74.9 sq. metres (806.2 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.7 sq. feet)



Total area: approx. 113.3 sq. metres (1219.9 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC