

Town & Country

Estate & Letting Agents

Ffordd Estyn, Wrexham

Offers In The Region Of
£230,000



A characterful three-bedroom home offering generous living space, off-road parking, and a rear garden with outbuildings. Features include a spacious living room, dining room, fitted kitchen with sitting room, cloakroom/WC, family bathroom with roll-top bath, and ensuite to the second bedroom.

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DESCRIPTION

A spacious three-bedroom family home with character features, off-road parking, and generous living space. The property includes a large living room, dining room, fitted kitchen with adjoining sitting room, cloakroom/WC, and a first-floor bathroom with a roll-top bath and separate shower. Bedrooms are well-proportioned, with the main bedroom offering built-in storage and the second benefiting from an ensuite.

Externally, the property provides off-road parking to the front and a paved rear garden with outbuildings and sheds (with power and light).



LOCATION

Located in Garden Village, Wrexham this area is a residential suburb located to the north-west of Wrexham city centre. The area features tree-lined streets, green spaces, and a mix of traditional housing styles, offering a peaceful, community-focused environment. It remains a popular area for families and professionals, with easy access to local amenities, schools, and transport links.

ENTRANCE PORCH

Accessed via a timber panel front door, the porch features an opaque side window and glazed double doors opening into the hallway.

HALLWAY

Staircase rising to the first floor, with doors leading to the living room and dining room.



LIVING ROOM

24'6 x 10 (max)

A spacious reception with exposed floorboards, a UPVC double-glazed front window, ornamental brick fireplace with cast-iron burner, exposed beams, radiator, and double-glazed patio doors opening into the sitting room.



DINING ROOM

9'8 x 11'4

Featuring exposed floorboards, a UPVC double-glazed bay window to the front, radiator, timber panel ceiling, and an arched opening through to the kitchen.



KITCHEN

15'4 x 10'8

Fitted with pine-fronted wall, base, and drawer units, stainless steel one-and-a-half bowl sink with mixer tap, space for range cooker, and plumbing for a dishwasher. Includes a wall-mounted gas combi boiler, UPVC double-glazed side window, small front window, and timber panel ceiling. Opens into an inner hallway with under-stairs storage, space/plumbing for washing machine, radiator, and doors to the sitting room, cloakroom/WC, and rear garden.

CLOAKROOM WC

Installed with low-level WC, pedestal wash hand basin, part-panelled walls, and a timber-framed double-glazed rear window.



SITTING ROOM

12'9 x 12'4 (max)

A characterful, triangular-shaped room with exposed floorboards, timber panel ceiling, and timber-framed windows overlooking the rear garden.



FIRST FLOOR BATHROOM

9'2 x 8'9

Fitted with a four-piece suite including a roll-top clawfoot bath with central mixer tap and shower extension, corner shower enclosure with electric shower, dual flush WC, and countertop wash hand basin. Finished with exposed floorboards, timber panel walls and ceiling, radiator, and timber-framed double-glazed rear window.





BEDROOM ONE

14 x 8'7

With exposed floorboards, built-in cupboards, radiator, timber panel ceiling, and UPVC double-glazed front window.



BEDROOM TWO

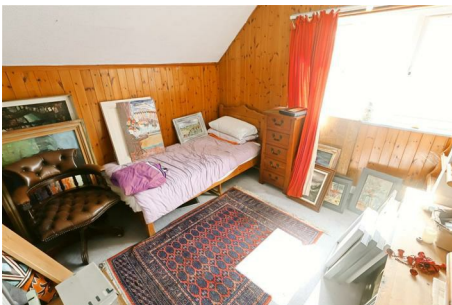
13'3 x 8'9

Featuring a UPVC double-glazed rear window offering far-reaching views, radiator, timber panel ceiling, and door to ensuite.



ENSUITE

Low-level WC and pedestal wash hand basin.



BEDROOM THREE

9'6 x 9'3

With part timber-panelled walls, UPVC double-glazed side window, and radiator.



EXTERNALLY

The property benefits from paved off-road parking to the front, bordered by a hedge and complemented by an exterior light.

The rear garden includes several brick outbuildings and timber sheds requiring attention, with areas predominantly paved and block brick. Also benefits from an outdoor water supply and lighting.



OUTBUILDING ONE

10'9 x 8'7

With power and light, accessed via single-glazed door with two single-glazed windows to the garden.

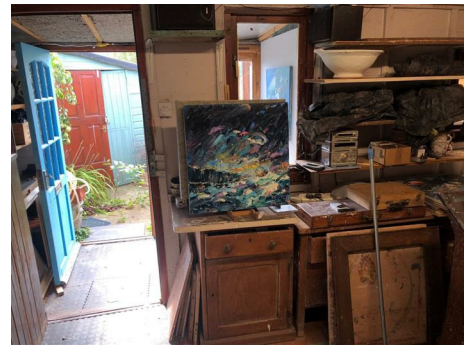
OUTBUILDING TWO

8'7 x 5'3

Also with power and light, accessed via timber panel door with single-glazed timber-framed windows to the front and side.



ART STUDIO



Services

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

Freehold

Council Tax Band - E (£2680 Per Year)

Viewings

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

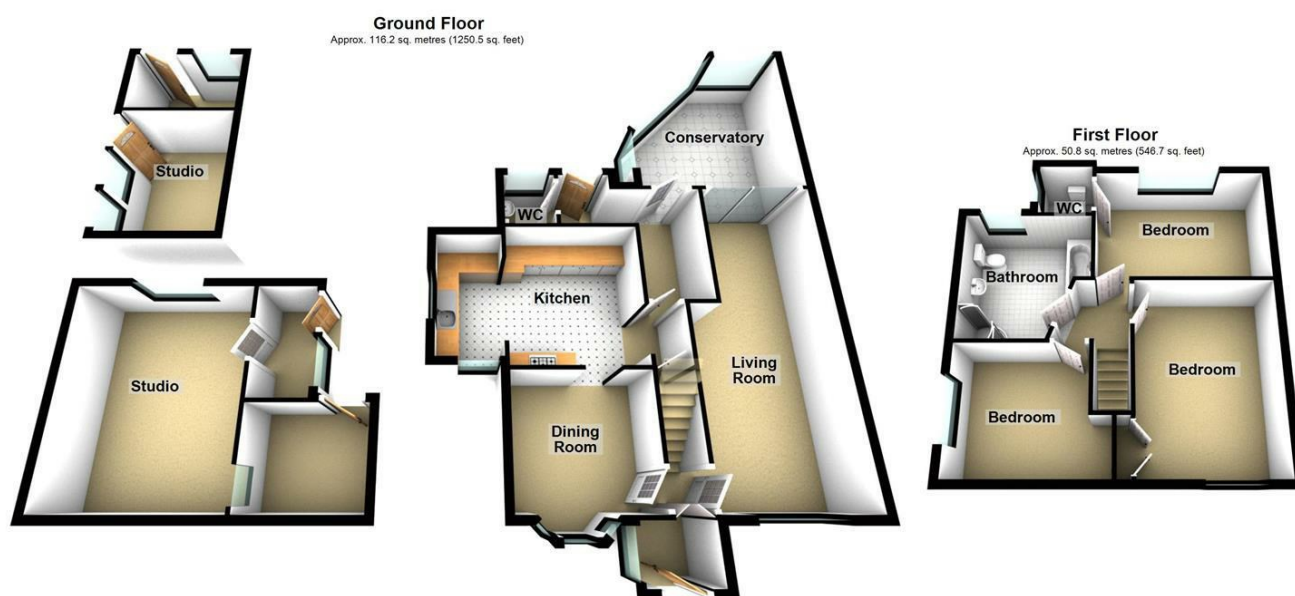
To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

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.



Total area: approx. 167.0 sq. metres (1797.3 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC