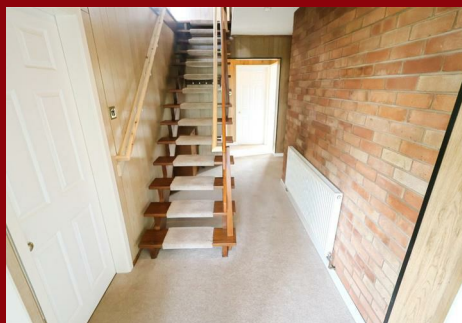


Town & Country

Estate & Letting Agents

Oaklands Avenue, Wrexham

£250,000



A well-proportioned three-bedroom detached home in a quiet Wrexham cul-de-sac, offering two garages, generous parking, landscaped gardens, and a modern bathroom. Sold with no onward chain.

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

TEL: 01978 291345

DESCRIPTION

Situated in a peaceful cul-de-sac within a sought-after suburb of Wrexham, this detached property offers generous accommodation with gas central heating and uPVC double glazing. The ground floor comprises a vestibule, reception hall, spacious living room, dining room, fitted kitchen, cloakroom/WC, utility, and a ground floor bedroom. The first floor provides two double bedrooms and a modern four-piece bathroom suite. Externally, there is ample parking with both an integrated and a detached garage, lawned gardens to front and rear, and a brick-built outbuilding. Available with no onward chain.



LOCATION

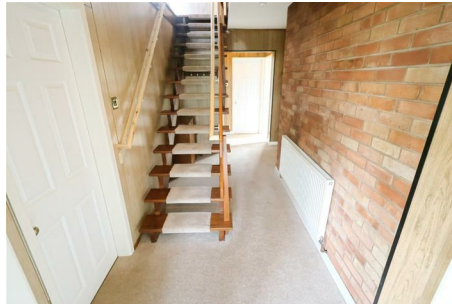
Located in a desirable suburb of Wrexham, offering excellent access to both local amenities and transport links. The property is within easy reach of primary and secondary schools, shops, and leisure facilities, while Wrexham town centre is only a short drive away. The nearby A483 provides convenient connections to Chester, Shropshire, and beyond, making it an ideal location for commuters.



VESTIBULE

8'5 x 7'0

The property is entered through a uPVC double-glazed front door with glazed side panels, opening into a vestibule with a side window, radiator, and glazed double doors leading to the reception hall.



RECEPTION HALL

14'0 x 5'5

Featuring an open staircase rising to the first floor, an exposed brick wall, wood grain-effect wall panelling, radiator, and doors leading to the living room, kitchen, cloakroom/WC, utility, and ground floor bedroom.



LIVING ROOM

19'6 x 11'8

With a window to the front elevation, two radiators, a living flame gas fire with feature surround, and an archway through to the dining room.



DINING ROOM

10'9 x 9'2

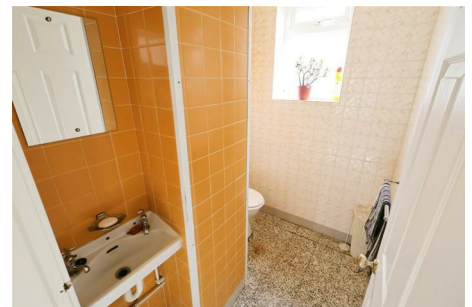
Overlooking the rear garden, with a radiator beneath the window and a door to the kitchen.



KITCHEN

13'2 x 10'7 (max)

Fitted with white wood grain-effect wall, base and drawer units with ornamental handles. Includes space for a range cooker, work surfaces with stainless steel single drainer sink and mixer tap, tiled splashbacks, space and plumbing for both washing machine and dryer, and space for a tall fridge freezer. A built-in shelved cupboard provides extra storage. Window to the rear elevation and uPVC door to the back garden.



CLOAKROOM WC

6'6 x 5'1 (max)

Installed with a low-level WC, wash hand basin, fully tiled walls, and an opaque rear window.



UTILITY ROOM/SIDE HALL

10'2 x 4'4

Fully tiled walls with a uPVC double-glazed side access door.



GROUNDFLOOR BEDROOM THREE

9'9 x 9'4

With wood grain-effect panelled walls, radiator, and windows to the rear and side elevations.



BEDROOM TWO

13'6 x 11'4

Fitted with a built-in double wardrobe, shelf cupboard, dressing table, headboard with integrated bedside drawers, eaves storage, radiator, and side-facing window.



BRICK OUTBUILDING

With uPVC door, opaque double-glazed side window, power and light.

DETACHED GARAGE

14'4 x 7'6

With up-and-over door, power and light, opaque side window, and uPVC side access door.

INTEGRATED GARAGE

18'6 x 10'2

Fitted with an inspection pit, power and light, uPVC side window, Worcester wall-mounted gas combination boiler, water supply, and up-and-over front door.

Services (Wrexham)

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

Tenure: Freehold

Council Tax band E: £2680.00

Viewings (Wrexham)

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

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.

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.



FIRST FLOOR LANDING

13'7 x 9'2

With a front-facing window, built-in double cupboard, and doors to both double bedrooms and the bathroom.



BATHROOM

7'4 x 5'2

A modern four-piece suite comprising a panel bath with mixer tap, hidden cistern low-level WC, vanity wash basin with mixer tap, and a separate shower enclosure with thermostatic shower. Ceramic tiled floor, fully tiled walls, chrome heated towel rail, and opaque rear-facing window.



BEDROOM ONE

13'6 x 12'0

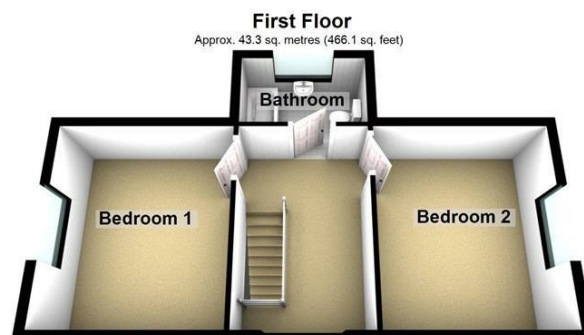
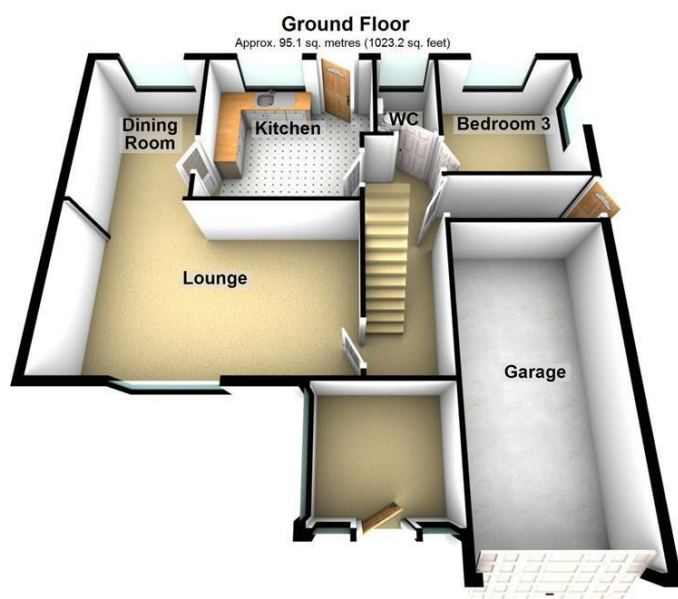
Includes a built-in double wardrobe, access to eaves storage, a headboard with integrated drawers, radiator, and side-facing window.



EXTERNALLY

The property occupies a prominent position at the head of a quiet cul-de-sac. To the front, a brick-block driveway provides ample off-road parking, leading to both the integrated garage and a separate single garage. The front garden is laid to lawn with mature shrubs and external lighting.

The rear garden is mainly laid to lawn with shrub borders, a concrete pathway, and a brick-built outbuilding. External lighting is also provided.



Total area: approx. 138.4 sq. metres (1489.4 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		
	51	70
England & Wales		EU Directive 2002/91/EC